

ORDINANCE NO. 20110922-070

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2611 PARK BEND DRIVE, 9221 E. US HWY 290 AND 7800 JOHNNY MORRIS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence district (I-RR) to public district (P) on the property described in Zoning Case No. C14-2011-0068, on file at the Planning and Development Review Department, as follows:

Being 568.86 acres of land, more or less, in Travis County, consisting of four tracts as shown on the Tract Map attached as Exhibit "A" and incorporated into this ordinance, as follows:

Tract 1, 39.60 acres as shown on Exhibit B;

Tract 2, 308.08 acres as shown on Exhibit C;

Tract 3, 29.83 acres as shown on Exhibit D; and,

Tract 4, 191.35 acres as shown on Exhibit E,

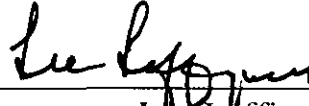
locally known as 2611 Park Bend Drive, 9221 E. US Hwy 290 and 7800 Johnny Morris Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "F".

PART 2. This ordinance takes effect on October 3, 2011.

PASSED AND APPROVED

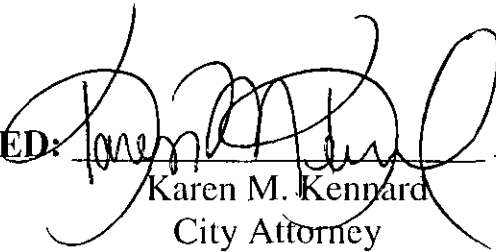
September 22, 2011

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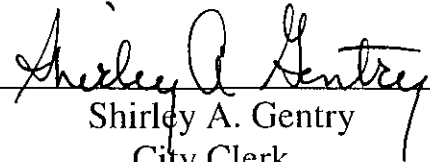
Lee Leffingwell
Mayor

APPROVED:

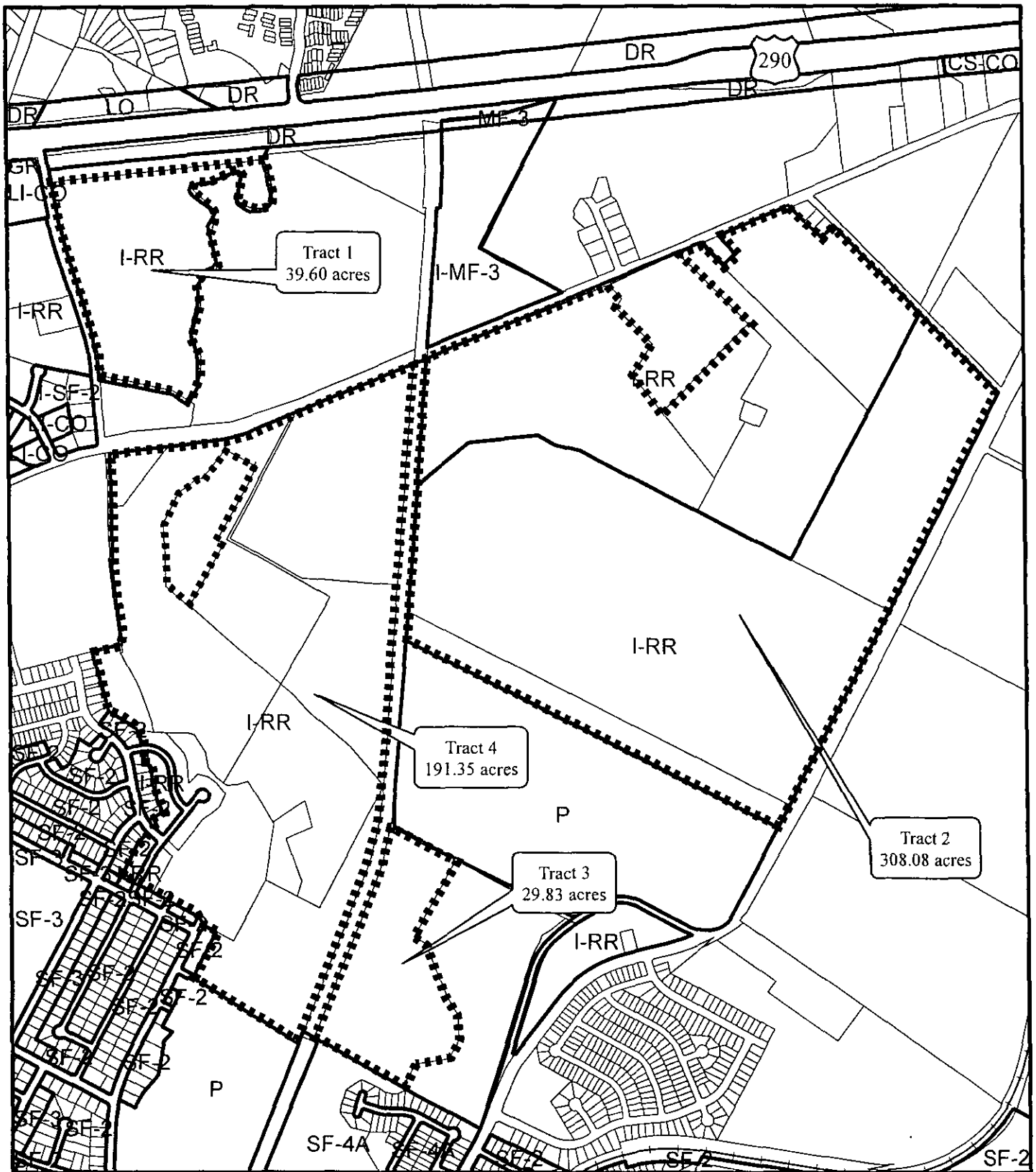


Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Zoning Ordinance Map: C14-2011-0068 **Southern Walnut Creek Trail**

19 August 2011 GM


This map has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

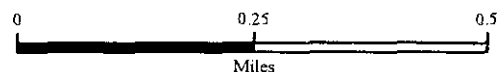


Tract Map

Exhibit A

Legend

 **Tracts to be Rezoned**



CRICHTON & ASSOCIATES
LAND SURVEYORS
107 N. LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

~~XXXXXXXXXXXX~~
AN 82.6% UNDIVIDED INTEREST IN AND TO
~~XXXXXXXXXXXX~~ 47.5330 ACRES OUT
OF THE H. T. DAVIS SURVEY NO. 30
IN TRAVIS COUNTY, TEXAS BEING THE
SAME TRACT DESCRIBED IN VOL.
11180 PG. 1118 OF THE TRAVIS
COUNTY, TEXAS REAL PROPERTY
RECORDS. SAID TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the intersection of the
South R.O.W. of U.S. Highway 290 and the East R.O.W. of Ferguson
Lane for the Northwest corner of this tract and the POINT OF
BEGINNING.

THENCE N 86 deg. 39' 00" E with the South R.O.W. of U.S.
Highway 290, 1747.49 feet to an iron pin found in the on the bank of
Walnut Creek also being the Northwest corner of a 64.97 acre tract
conveyed to Fred C. Morse and Texas Commerce Bank in Vol 11109 Pg.
573 of the Travis County, Texas Real Property Records for the
Northeast corner of this tract.

THENCE with the West line of said 64.97 acre tract, the
East line of this tract and the centerline of Walnut Creek the
following twenty (20) courses:

- 1) S 11 deg. 08' 00" W, 177.14 feet to a point.
- 2) S 19 deg. 26' 00" W, 61.57 feet to a point.
- 3) S 06 deg. 43' 16" E, 307.00 feet to a point.
- 4) S 55 deg. 47' 44" W, 104.04 feet to a point.
- 5) N 63 deg. 46' 16" W, 168.02 feet to a point.
- 6) N 04 deg. 29' 44" E, 218.02 feet to a point.
- 7) S 86 deg. 26' 44" W, 134.13 feet to a point.
- 8) S 63 deg. 15' 44" W, 122.93 feet to a point.
- 9) S 79 deg. 16' 44" W, 152.05 feet to a point.
- 10) S 27 deg. 21' 16" E, 67.89 feet to a point.

Tract 1
Exhibit B

REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS

12033 1552

- 11) S 42 deg. 52' 16" E, 179.97 feet to a point.
12) S 20 deg. 16' 44" W, 122.50 feet to a point.
13) S 18 deg. 04' 16" E, 329.53 feet to a point.
14) S 68 deg. 22' 44" W, 105.22 feet to a point.
15) S 41 deg. 38' 44" W, 107.66 feet to a point.
16) S 08 deg. 57' 16" E, 189.60 feet to a point.
17) S 19 deg. 32' 44" W, 245.16 feet to a point.
18) S 27 deg. 28' 16" E, 117.67 feet to a point.
19) S 00 deg. 03' 16" E, 188.90 feet to a point.
20) S 22 deg. 11' 44" W, 221.18 feet to a point being the Northeast corner of a 6.18 acre tract conveyed to Hunter H. Schieffer, Executor in Vol. 2644 Pg. 543 of the Travis County, Texas Deed Records for the Southeast corner of this tract.

THENCE N 54 deg. 27' 06" W with the North line of said 6.18 acre tract and an abandoned road, 167.06 feet to an iron pin found in a headwall.

THENCE N 75 deg. 29' 06" W continuing on with the north line of said abandoned road and the North line of said 6.18 acre tract, 580.43 feet to an iron pin found at the Northwest corner of said 6.18 acre tract also being on the East R.O.W. of Ferguson Lane for the Southwest corner of this tract.

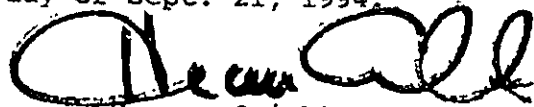
THENCE with East R.O.W. of Ferguson Lane and the West line of this tract the following four (4) courses:

- 1) N 00 deg. 36' 05" W, 175.76 feet to a nail found.
- 2) N 12 deg. 46' 37" W, 151.32 feet to an iron pin found.
- 3) N 14 deg. 24' 11" W, 825.72 feet to an iron pin found.

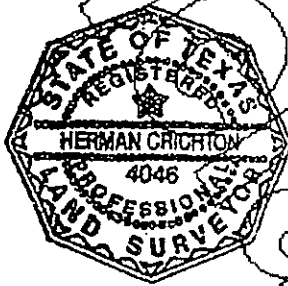
4) N 07 deg. 51' 55" W, 601.94 feet to the POINT OF BEGINNING and containing 47.5330 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 26th day of December, 1990.
Updated this the 21st day of Sept. 21, 1994.



Herman Crichton, R.P.L.S. 4046



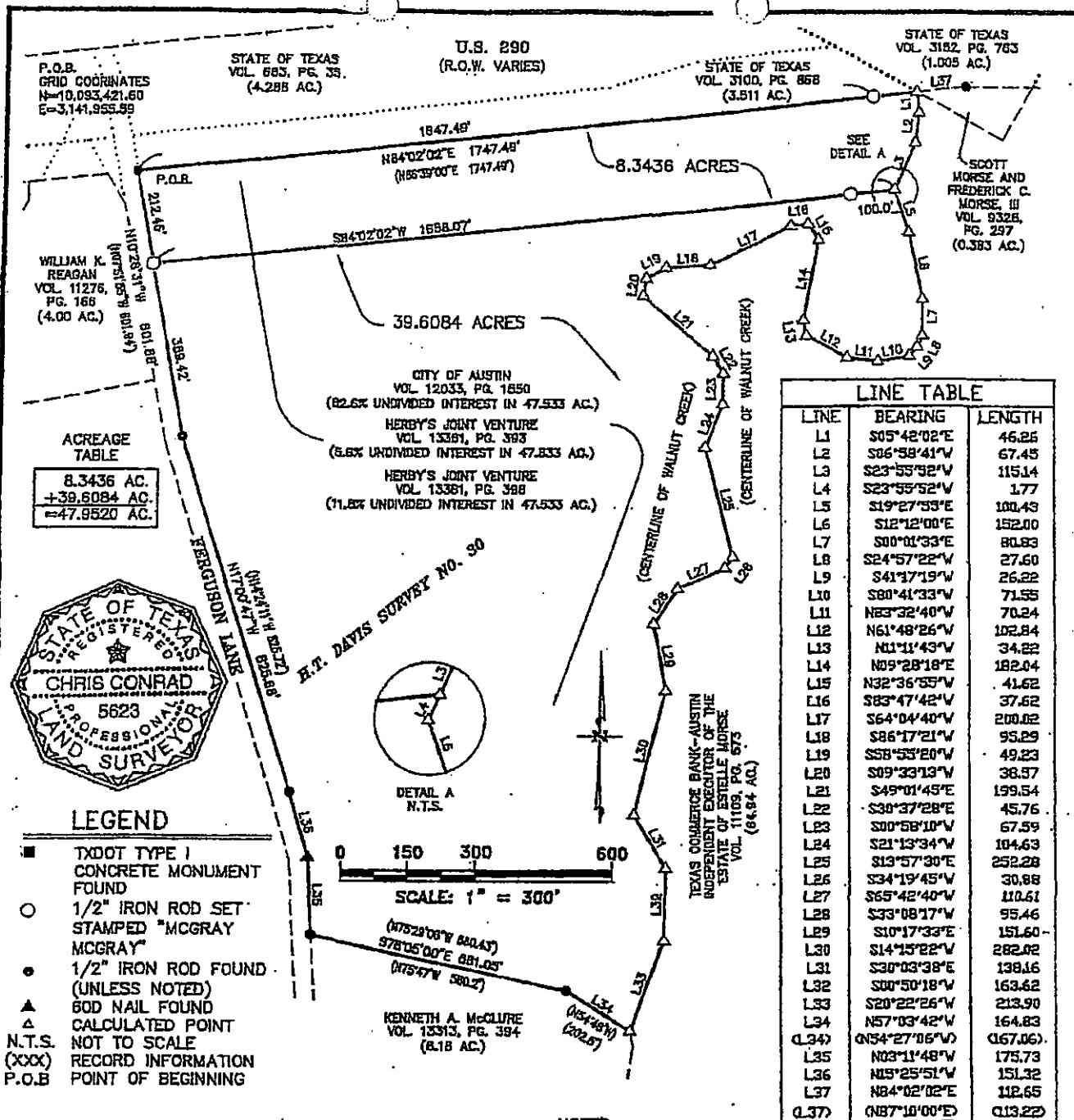
FIELD NOTES REVIEWED

By Paul G. Jones Date 9/6/93
Engineering Support Section
Department of Public Works
and Transportation

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12033 1554

TRACT 1 EXHIBIT A



SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 11/1/06
SURVEYED ON GROUND UNDER MY DIRECT SUPERVISION

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

PLAT OF 8.3436 AC. OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, SAME BEING 17.4% OF THAT TRACT DESCRIBED DEEDS TO CITY OF AUSTIN, OF RECORD IN VOLUME 12033, PAGE 1550, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND TO HERBY'S JOINT VENTURE, OF RECORD IN VOLUME 13361, PAGE 393 AND VOLUME 13361, PAGE 398, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

**HOLT CARSON INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084**

June 23, 2008

TRACT 1

FIELD NOTE DESCRIPTION OF 46.269 ACRES OF LAND OUT OF THE HOWELL T. DAVIS SURVEY, ABSTRACT NO. 214 AND THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS "TRACT ONE", DESCRIBED BY METES AND BOUNDS; ALL OF THAT CERTAIN (16.00 ACRE) TRACT OF LAND KNOWN AS "TRACT FOUR"; ALL OF THAT CERTAIN (5.00 ACRE) TRACT OF LAND KNOWN AS "TRACT FIVE"; ALL OF THAT CERTAIN (7.20 ACRE) TRACT OF LAND KNOWN AS "TRACT SIX" AND ALL OF THAT CERTAIN (3.00 ACRE) TRACT OF LAND KNOWN AS "TRACT SEVEN" AS CONVEYED TO THE PANSELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO COMPRISED OF ALL OF THAT CERTAIN (1.50 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER, AND WIFE LILLIE BELLE CEDER BY DEED RECORDED IN VOLUME 10961, PAGE 102 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (1.50 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER BY ESTATE DISTRIBUTION RECORDED IN VOLUME 11050, PAGE 306 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Southeast right-of-way line of Old Manor Road at the most Northerly corner of that certain tract of land as known as "Tract One", described by metes and bounds as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being the most Westerly corner of that certain (25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas and the most Northerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the Southeast right-of-way line of Old Manor Road with the common line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract and said Pannell Living Trust "Tract One" tract the following four (4) courses:

- 1.) S 39 deg. 53'40" E 140.62 ft. to a ½" iron rod found;
- 2.) S 34 deg. 05'28" W 79.79 ft. to a ½" iron rod found;
- 3.) S 42 deg. 16'59" E 403.68 ft. to a ½" iron rod found;

4.) S 37 deg. 15'42" W 286.96 ft. to a ½" iron rod found at the most Northerly corner of that certain (1.50 acre) tract of land as conveyed to Rubert Ceder by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas, same being an angle corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract;

THENCE with the common line of said Ceder (1.50 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, S 35 deg. 48'19" E 1028.22 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the South corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, same being the East corner of said Ceder (1.50 acre) tract, also being a point in the Northwest line of that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas and the East corner of the herein described tract, from which a ½" iron rod found in the South line of that certain (0.616 acre) tract of land known as "Tract One" as conveyed to the Pannell Living Trust by deed recorded in Document No. 19991219396 of the Official Public Records of Travis County, Texas bears, N 30 deg. 46'37" E 501.56 ft.;

THENCE with the Southeast lines of said Ceder (1.50 acre) tract and said Pannell Living Trust "Tract One", same being the Northwest line of said Betty Jean Ceder Purvis tract, S 30 deg. 46'37" W 290.91 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the South corner of Pannell Living Trust "Tract One", same being the West corner of said Betty Jean Ceder Purvis tract, also being a point in a Northeast line of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Official Public Records of Travis County, Texas and the most Southerly corner of the herein described tract;

THENCE with the Southerly lines of said Pannell Living Trust "Tract One", that certain (5.00 acre) tract known as "Tract Five" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, that certain (1.50 acre) tract of land as conveyed to Rubert Ceder and wife Lillie Belle Ceder by deed recorded in Volume 10961, Page 102 of the Real Property Records of Travis County, Texas, that certain (3.00 acre) tract of land known as "Tract Seven", that certain (7.20 acre) tract of land known as "Tract Six" and that certain (16.00 acre) tract known as "Tract Four" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being a Northeasterly line of said City of Austin (192.19 acre) tract the following six (6) courses:

- 1.) N 60 deg. 04'10" W 1007.02 ft. to a ½" iron rod found;
- 2.) N 74 deg. 12'54" W 207.35 ft. to a ½" iron rod found;
- 3.) N 57 deg. 55'13" W 144.83 ft. to a ½" iron rod found;
- 4.) N 87 deg. 15'03" W 171.78 ft. to a ½" iron rod found;
- 5.) S 85 deg. 52'28" W 365.12 ft. to a ½" iron rod found;
- 6.) S 54 deg. 45'49" W 557.27 ft. to a ½" iron rod found at the West corner of said Pannell Living Trust "Tract Four", same being a point in the Southeast line of that certain (85.439 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas;

THENCE with the common line of said State of Texas (85.439 acre) tract and said Pannell Living Trust "Tract Four", N 07 deg. 05'38" E 954.60 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." in the Southeast right-of-way line of Old Manor Road at the Northwest corner of said Pannell Living Trust "Tract Four", same being the Northwest corner of the herein described tract;

THENCE leaving the Southeast line of said State of Texas (85.439 acre) tract with the Northerly lines of said Pannell Living Trust "Tract Four", "Tract Six", "Tract Seven", said Rubert Ceder (1.50 acre) tract, Pannell Living Trust "Tract Five" and "Tract One", same being the Southeast right-of-way line of Old Manor Road the following six (6) courses:

- 1.) N 71 deg. 40'00" E 750.40 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 2.) N 64 deg. 36'00" E 199.90 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 3.) N 57 deg. 05'00" E 89.70 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 4.) N 74 deg. 00'00" E 273.70 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 5.) N 69 deg. 21'00" E 196.20 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.";
- 6.) N 65 deg. 23'22" E 62.82 ft. to the PLACE OF BEGINNING and containing 46.269 acres of land.

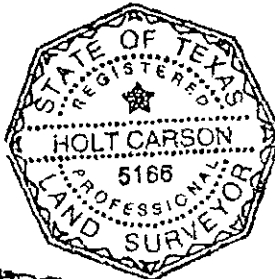
Surveyed: June 23rd, 2006

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166



see survey map B 776002

FIELD NOTES REVIEWED

By GIN MOORE Date 8-1-2006

Engineering Support Section
Department of Public Works
and Transportation

HOLT CARSON INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX. 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

June 23, 2006

TRACT 2

FIELD NOTE DESCRIPTION OF 27.369 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 AND THE JAMES BURLESON SURVEY, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS BEING COMPRISED OF A PORTION OF THAT CERTAIN (20.44 ACRE) TRACT OF LAND AS CONVEYED TO RUBERT CEDER AND WIFE, LILLIE BELLE CEDER BY DEED RECORDED IN VOLUME 10472, PAGE 467 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN (7.58 ACRE) TRACT OF LAND KNOWN AS "TRACT THREE" AS CONVEYED TO THE PANNELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Southwest right-of-way line of Daffin Gin Lane at the East corner of that certain (20.44 acre) tract of land as conveyed to Rubert Ceder and wife, Lillie Belle Ceder by deed recorded in Volume 10472, Page 467 of the Real Property Records of Travis County, Texas, same being the most Northerly corner of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Official Public Records of Travis County, Texas and the East corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the Southwest right-of-way line of Daffin Gin Lane with the common line of said City of Austin (192.19 acre) tract and said Ceder (20.44 acre) tract, **S 29 deg. 49'51" W**, passing the record South corner of said Ceder (20.44 acre) tract, same being the record East corner of that certain (7.58 acre) tract of land known as "Tract Three" as conveyed to the Pannell Living Trust by Document No. 1999121936 of the Official Public Records of Travis County, Texas at a distance of 668.00 ft. continuing along said bearing for a total distance of 863.37 ft. to a calculated point at the South corner of said Pannell Living Trust "Tract Three", same being the East corner of that certain (7.58 acre) tract of land as conveyed to Betty Purvis by deed recorded in Volume 3778, Page 1400 of the Deed Records of Travis County, Texas and the South corner of the herein described tract;

THENCE with the common line of said Purvis (7.58 acre) tract and said Pannell Living Trust "Tract Three", **N 42 deg. 42'55" W 1590.08 ft.** to a ½" iron rod found at the South corner of that certain (0.621 acre) tract of land as conveyed to Kenneth W. Rader by deed recorded in Document No. 2001175327 of the Official Public Records of Travis County, Texas;

THENCE crossing the interior of said Pannell Living Trust "Tract Three" with the Southeast and Northeast lines of said Rader (0.621 acre) the following two (2) courses:

- 1.) N 47 deg. 19'33" E 127.50 ft. to a ½" iron rod found;
- 2.) N 42 deg. 39'23" W 185.00 ft. to a ½" iron rod found in the Southeast right-of-way line of Old Manor Road, same being a point in the Northwest line of said Pannell Living Trust "Tract Three";

THENCE with the Southeast right-of-way line of Old Manor Road and the Northwest line of said Pannell Living Trust "Tract Three", N 70 deg. 20'16" E 64.86 ft. to a ½" iron pipe found at the North corner of said Pannell Living Trust "Tract Three", same being the West corner of said Cedar (20.44 acre) tract;

THENCE continuing along the Southeast right-of-way line of Old Manor Road with the Northwest line of said Cedar (20.44 acre) tract, N 69 deg. 39'27" E 544.18 ft. to a 1" iron pipe found at the West corner of Tract 1-A, Resubdivision of Oscar Cedar Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 41, Page 2 of the Plat Records of Travis County, Texas, for the North corner of said Cedar (20.44 acre) tract and herein described tract;

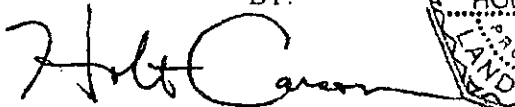
THENCE leaving the Southeast right-of-way line of Old Manor Road with the Northeasterly line of said Cedar (20.44 acre) tract the following two (2) courses:

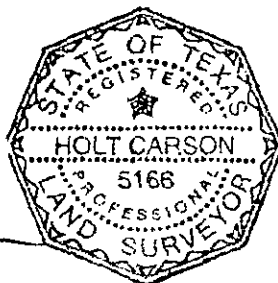
- 1.) S 42 deg. 30'21" E 341.19 ft. to a PK Nail found in concrete at the South corner of Tract 1-D, Resubdivision of Tract 1-B of the Resubdivision of the Oscar Cedar Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 64 Page 9 of the Plat Records of Travis County, Texas;
- 2.) N 47 deg. 32'04" E passing a ½" iron rod found at a distance of 135.10 ft. at the East corner of said Tract 1-D, same being a point in the Southwest right-of-way line of Daffin Gin Road, continuing along said bearing a total distance of 140.10 ft. to a calculated point at the most Easterly Northeast corner of said Cedar (20.44 acre) tract;

THENCE with the Southwest right-of-way line of Daffin Gin Lane and the Northeast line of said Cedar (20.44 acre) tract, S 42 deg. 21'39" E 941.72 ft. to the PLACE OF BEGINNING and containing 27.369 acres of land.

Surveyed: June 23rd, 2006

BY:


Holt Carson
Registered Professional Land Surveyor No. 5166



see survey map B 776002

Page 2 of 2

FIELD NOTES REVIEWED
By: J. H. MOORE Date 8-1-2006
Engineering Support Section
Department of Public Works
and Transportation

HOLT CARSON INCORPORATED

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

June 23, 2006

TRACT 3

FIELD NOTE DESCRIPTION OF 0.616 ACRE OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN (0.616 ACRE) TRACT OF LAND KNOWN AS "TRACT ONE" AS CONVEYED TO THE PANSELL LIVING TRUST BY DEED RECORDED IN DOCUMENT NO. 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the North corner of that certain (0.616 acre) tract of land known as "Tract One" as conveyed to the Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, same being a point in the Southeast line of that certain (25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. as recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas, also being a point in a Southwest line of that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution recorded in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas and the North corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the common line of said (0.616 acre) "Tract One" and said Betty Jean Ceder Purvis tract the following three (3) courses:

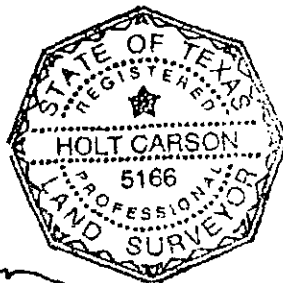
- 1.) S 63 deg. 44'30" E 192.94 ft. to a 1/2" iron rod found at the East corner of said Pannell Living Trust (0.616 acre) "Tract One", same being the East corner of the herein described tract;
- 2.) S 30 deg. 18'16" W 147.32 ft. to a 1/2" iron rod found at the South corner of said Pannell Living Trust (0.616 acre) "Tract One", same being the South corner of the herein described tract;
- 3.) N 66 deg. 14'01" W passing a 1/2" iron rod found in the Southeast line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, same being a point in the Northwest line of said Betty Jean Ceder Purvis tract at a distance of 119.79 ft., continuing along said bearing for a total distance of 163.52 to a 1/2" iron rod found at the West corner of said Pannell Living Trust (0.616 acre) "Tract One", same being the West corner of the herein described tract ;

THENCE with the common line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract and said Pannell Living Trust (0.616 acre) "Tract One", N 19 deg. 09'39" E 155.25 ft. to the **PLACE OF BEGINNING** and containing 0.616 acre of land.

Surveyed: June 23rd, 2006

BY:

Holt Carson

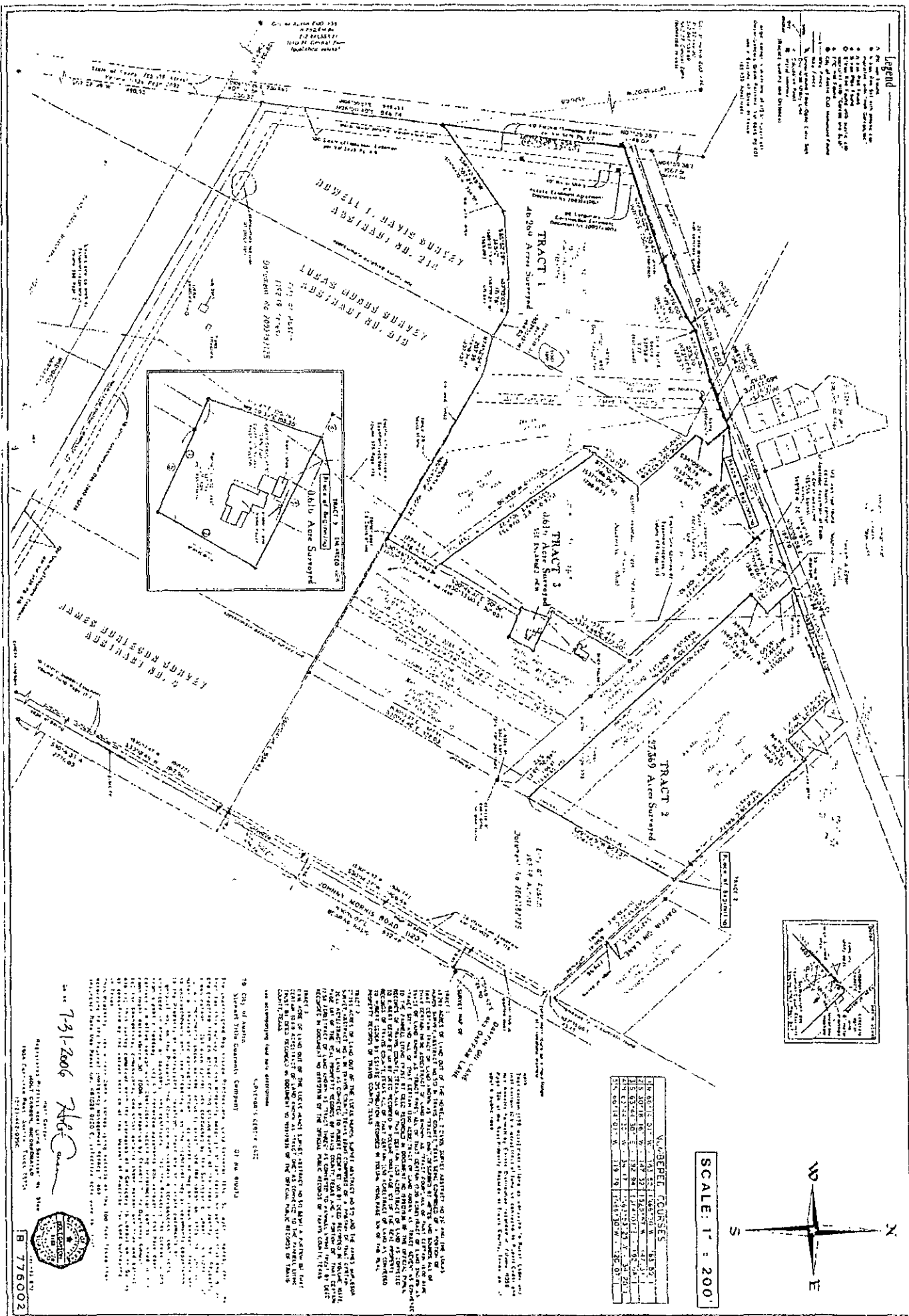


Holt Carson
Registered Professional Land Surveyor No. 5166

see survey map B 776002

FIELD NOTES REVIEWED
By PHIL MOORE Date 8-1-2006
Engineering Support Section
Department of Public Works
and Transportation

TRACT 2 - EXHIBIT A



TRACT 2- EXHIBIT B

HOLT CARSON INCORPORATED
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

November 28, 2006

FIELD NOTE DESCRIPTION OF 10.038 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN (25.598 ACRE) TRACT OF LAND AS CONVEYED TO APOSTOLIC ASSEMBLY OF FAITH IN CHRIST JESUS, INC. BY DEED RECORDED IN DOCUMENT NO. 2001115262 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (136.62 ACRE) TRACT OF LAND AS CONVEYED TO PAUL CEDER BY DEED RECORDED IN VOLUME 2510, PAGE 566 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at an angle corner of that certain (31.600 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161034 of the Official Public Records of Travis County, Texas, same being the most Easterly corner of that certain (25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas and the most Easterly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the common line of said City of Austin (31.600 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract the following two (2) courses:

- 1.) S 33 deg. 11'44" W 472.30 ft. to a ½" iron rod found;
- 2.) S 63 deg. 44'30" E 34.17 ft. to a ½" iron rod found at the North corner of that certain (0.616 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161037 of the Official Public Records of Travis County, Texas;

THENCE with the common line of said City of Austin (0.616 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract the following two (2) courses:

- 1.) S 19 deg. 09'40" W 155.25 ft. to a ½" iron rod found at the West corner of said City of Austin (0.616 acre) tract;
- 2.) S 66 deg. 14'01" E 43.73 ft. to a ½" iron rod found in the Southwest line of said City of Austin (0.616 acre) tract, same being an angle corner of said City of Austin (31.600 acre) tract;

THENCE with the common line of said City of Austin (31.600 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, **S 30 deg. 46'37" W 501.56 ft.** to a ½" iron rod found with a plastic cap imprinted "Holt Carson, Inc." at the most Southerly corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, same being the most Easterly corner of that certain (46.269 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2006161037 of the Official Public Records of Travis County, Texas, and the South corner of the herein described tract, and from which a ½" iron rod found with a plastic cap imprinted "Holt Carson, Inc." at the most Southerly corner of said City of Austin (46.269 acre) tract bears, **S 30 deg. 46'37" W 290.91 ft.**;

THENCE leaving the Northwest line of said City of Austin (31.600 acre) tract, with the common line of said City of Austin (46.269 acre) tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, **N 35 deg. 48'19" W 650.00 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." for the West corner of the herein described tract, from which a ½" iron rod found at an angle corner in the West line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract bears, **N 35 deg. 48'19" W 378.22 ft.**

THENCE leaving the Northeast line of said City of Austin (46.269 acre) tract and crossing the interior of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, **N 46 deg. 50'52" E 968.53 ft.** to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc.", in the Northeast line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, same being a point in the Southwest line of said City of Austin (31.600 acre) tract and the North corner of the herein described tract, from which a 5/8" iron pipe found at the North corner of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract bears, **N 42 deg. 35'51" W 767.77 ft.**

THENCE with the common line of said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract and said City of Austin (31.600 acre) tract, **S 42 deg. 35'51" E 250.00 ft.** to the **PLACE OF BEGINNING** and containing **10.038 acres** of land.

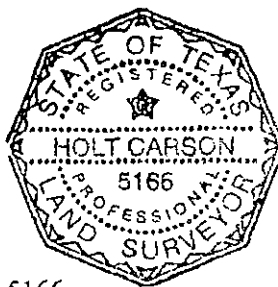
Surveyed: November 28th, 2006

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166



see survey map A 776002

FIELD NOTES REVIEWED

By John Moore Date 12-14-2006

Engineering Support Section
Department of Public Works
and Transportation

Page 2 of 2

SCALE: 1" = 100'



NUMBERED COURSES			record dimensions per	record dimensions per
			Document No. 200115262	Document No. 2006161034
1	S 63°44'30" E - 34.17'	IS 63°53'25" E - 34.25'	(S 63°44'30" E - 34.17')	(S 63°44'30" E - 34.17')
2	S 19°09'40" W - 155.25'	(S 18°55'45" E - 155.28')	(S 19°09'40" W - 155.25')	(S 19°09'40" W - 155.25')
3	S 66°14'01" E - 43.73'	(S 66°43'12" E - 43.73')	(S 66°14'01" E - 43.73')	(S 66°14'01" E - 43.73')

Legend

- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Iron Rod Found
- Iron Pipe Found
- ◆ Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- Wire Fence
- Wire Fence
- Overhead Utility Line (Record Bearing and Distance)
- pole
- guy anchor

SURVEY MAP OF

10.038 ACRES OF LAND OUT OF THE LUCAS MUNDS SURVEY, ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (25.596 ACRE) TRACT OF LAND AS CONVEYED TO APOSTOLIC ASSEMBLY OF FAITH IN CHRIST JESUS, INC. BY DEED RECORDED IN DOCUMENT NO. 200115262 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (138.62 ACRE) TRACT OF LAND AS CONVEYED TO PAUL CEDER BY DEED RECORDED IN VOLUME 2510, PAGE 566 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

see accompanying field note description

LUCAS MUNDS SURVEY ABSTRACT NO. 513

Paul Ceder: 138.62 Acres; Volume 2510 Page 566

Apostolic Assembly of Faith in Christ Jesus, Inc.
(25.596 Acres)
Document No. 200115262

City of Austin
Tract 2
(127.283 Acres)
Document No. 2006161034

Electric Line covered by
Easement recorded in
Volume 579 Page 475

PLACE OF BEGINNING

centerline of dirt road

stock tank

wood and metal barn

10.038 Acres
Surveyed

metal barn

metal barn

Electric Line covered by
Easement recorded in
Volume 579 Page 475

City of Austin
Tract 2
(127.283 Acres)
Document No. 2006161034

City of Austin
Tract 1
(127.283 Acres)
Document No. 2006161034

Note:
This tract is not subject to an electric lines and systems and telephone line easement granted to the City of Austin, as set forth in Volume 3346, Page 1618 of the Deed Records of Travis County, Texas.

TO: City of Austin
Gracy Title Company
Stewart Title Guaranty Company
OF No. 810377

SURVEYOR'S CERTIFICATE
The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies that this survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the land property (the "Property") shown herein. This such survey was conducted by the Surveyor or under his supervision; let all monuments shown herein be set, and the location, size and type of material thereof be correctly shown; let except as may be shown herein, there are no encroachments onto the Property or on the right-of-way or easements appurtenant to the Property or interests therein; there are no visible easements or rights-of-way on the Property and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; let the Property has access to and from a public roadway; let all recorded easements and setback lines have been correctly plotted herein with applicable recording information and as listed in title commitment dated April 4, 2006 as prepared by Gracy Title Company; let the boundaries, dimensions, and other details shown herein are true and correct; and let this survey comply with the standards of a Category 1A Condition II Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas".
This Property lies within Zone X (areas lying outside of the 100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48102B 0120 E, effective date June 16, 1993.

Dated: 12-14-2006 *Holt Carson*

Holt Carson
Registered Professional Land Surveyor No. 5168
1904 Fortview Road Austin, Texas 78704
(512) 442-0890



778002

TRACT 2 - EXHIBIT B

TRACT 2 - EXHIBIT C

HOLT CARSON INCORPORATED

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

FACSIMILE: (512) 442-1084

June 23, 2006

FIELD NOTE DESCRIPTION OF 31.600 ACRES OF LAND OUT OF THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513 AND THE JAMES BURLESON SURVEY, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BETTY JEAN CEDER PURVIS BY ESTATE DISTRIBUTION, RECORDED IN VOLUME 11050, PAGE 306 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TEXAS; ALL OF THAT CERTAIN (2.50 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 10360, PAGE 746 AND VOLUME 10203, PAGE 598 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (1.50 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 9587, PAGE 232 AND VOLUME 9613, PAGE 768 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (3.60 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS AND HOWARD D. PURVIS BY DEED RECORDED IN VOLUME 8997, PAGE 805 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT CERTAIN (8.00 ACRE) TRACT OF LAND AS CONVEYED TO BETTY JEAN PURVIS BY DEED RECORDED IN VOLUME 8458, PAGE 903 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND VOLUME 8870, PAGE 605 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT CERTAIN (7.58 ACRE) TRACT OF LAND AS CONVEYED TO BETTY CEDER PURVIS BY DEED RECORDED IN VOLUME 3778, PAGE 1400 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the most Southerly corner of that certain (8.00 acre) tract of land as conveyed to Betty Jean Purvis by deed recorded in Volume 8458, Page 903 of the Deed Records of Travis County, Texas and Volume 8870, Page 605 of the Real Property Records of Travis County, Texas, same being an ell corner of that certain (192.19 acre) tract of land as conveyed to the City of Austin by deed recorded in Document No. 2002182125 of the Official Public Records of Travis County, Texas, and the South corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Southwest lines of said Purvis (8.00 acre) tract; that certain (3.60 acre) tract of land as conveyed to Betty Jean Purvis and Howard D. Purvis by deed recorded in Volume 8997, Page 805 of the Real Property Records of Travis County, Texas; that certain (1.50 acre) tract of land as conveyed to Betty Jean Purvis by deed recorded in Volume 9587, Page 232 and Volume 9613, Page 768 of the Real Property Records of Travis County, Texas; that certain (2.50 acre) tract of land as

conveyed to Betty Jean Purvis by deed recorded in Volume 10203, Page 598 and Volume 10360, Page 746 of the Real Property Records of Travis County, Texas and that certain tract of land as conveyed to Betty Jean Ceder Purvis by Estate Distribution described in Volume 11050, Page 306 of the Real Property Records of Travis County, Texas, same being a Northeast line of said City of Austin (192.19 acre) tract, N 60 deg. 04'10" W 816.63 ft. to a ½" iron rod set with a plastic cap imprinted "Holt Carson, Inc." at the most Westerly corner of said Betty Jean Ceder Purvis tract, same being the most Southerly corner of that certain tract of land known as "Tract One" as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas;

THENCE with the Northwest line of said Betty Jean Ceder Purvis tract, N 30 deg. 46'37" E 792.47 ft. to a ½" iron rod found in the Southwest line of that certain (0.616 acre) tract of land as known as "Tract One" as conveyed to the Pannell Living Trust" by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas;

THENCE with the common line of said Pannell Living Trust (0.616 acre) "Tract One" said Betty Jean Ceder Purvis tract the following three (3) courses:

- 1.) S 66 deg. 14'01" E 119.79 ft. to a ½" iron rod found;
- 2.) N 30 deg. 18'16" E 147.32 ft. to a ½" iron rod found;
- 3.) N 63 deg. 44'30" W passing a ½" iron rod found at the most Northerly corner of said Pannell Living Trust (0.616 acre) "Tract One", same being a point in the Southwest line of that certain (25.598 acre) tract of land as conveyed to Apostolic Assembly of Faith in Christ Jesus, Inc. by deed recorded in Document No. 2001115262 of the Official Public Records of Travis County, Texas at a distance of 192.94 ft., continuing along said bearing for a total distance of 227.11 ft. to a ½" iron rod found;

THENCE continuing with the common line of said Betty Jean Ceder Purvis tract and said Apostolic Assembly of Faith in Christ Jesus, Inc. (25.598 acre) tract, N 33 deg. 11'44" E 472.30 ft. to a ½" iron rod found at the North corner of said Betty Jean Ceder Purvis Tract, same being the East corner of said Apostolic Assembly of Faith in Christ Jesus, Inc (25.598 acre) tract and a point in the Southwest line of that certain (7.58 acre) tract of land as conveyed to Betty Purvis by deed recorded in Volume 3778, Page 1400 of the Deed Records of Travis County, Texas, from which a ½" iron rod found for an angle point in the Northeast line of said Betty Jean Ceder Purvis tract bears, S 42 deg. 41'38" E 271.81 ft.;

THENCE with the Southwest line of said Betty Purvis (7.58 acre) tract, N 42 deg. 35'51" W 1017.77 ft. to a 5/8" iron pipe found in the Southeast right-of-way line of old Manor Road, from which a ½" iron rod found at the called most Northerly corner of said Apostolic Assemble of Faith in Christ Jesus, Inc. bears, S 49 deg. 52' W 3.0 ft.;

THENCE with the Southeast right-of-way line of Old Manor Road, same being the Northwest line of said Purvis (7.58 acre) tract, N 70 deg. 08'06" E 187.70 ft. to a 5/8" iron pipe found at the West

corner of that certain (0.621 acre) tract of land as conveyed to Kenneth W. Rader by deed recorded in Document No. 2001175327 of the Official Public Records of Travis County, Texas, same being the the most Northerly corner of said Purvis (7.58 acre) tract, also being the West corner of that certain (7.58 acre) tract of land known as "Tract Three" as conveyed to Pannell Living Trust by deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas and the most Northerly corner of the herein described tract,

THENCE leaving the Southeast right-of-way line of Old Manor Road with the common line of said Rader (0.621 acre) tract, Pannell Living Trust "Tract Three" and said Purvis (7.58 acre) tract, S 42 deg. 42'55" E, passing a ½" iron rod found at the South corner of said Rader (0.621 acre) tract at a distance of 238.85 ft. continuing along said bearing for a total distance of **1828.93 ft.** to a calculated point in the Northwest line of said City of Austin (192.19 acre) tract, from which a ½" iron rod found at the most Northerly corner of said City of Austin (192.19 acre) tract bears, N 29 deg. 49'51"E 863.37 ft.;

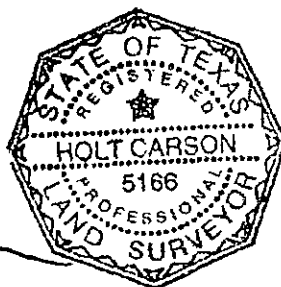
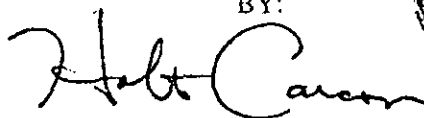
THENCE with the common line of said Purvis (7.58 acre) tract and City of Austin (192.19 acre) tract the following two (2) courses:

- 1.) S 29 deg. 49'51" W 186.29 ft. to a ½" iron rod found at the South corner of said Purvis (7.58 acre) tract;
- 2.) N 46 deg. 26'33" W 5.72 ft. to a ½" iron rod found at the East corner of said Purvis (8.00 acre) tract;

THENCE with the common line of said Purvis (8.00 acre) tract and City of Austin (192.19 acre) tract, S 30 deg. 14'40" W 1128.03 ft. to the **PLACE OF BEGINNING** and containing **31.600** acres of land.

Surveyed: June 23rd, 2006

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166

see survey map B 776002

FIELD NOTES REVIEWED

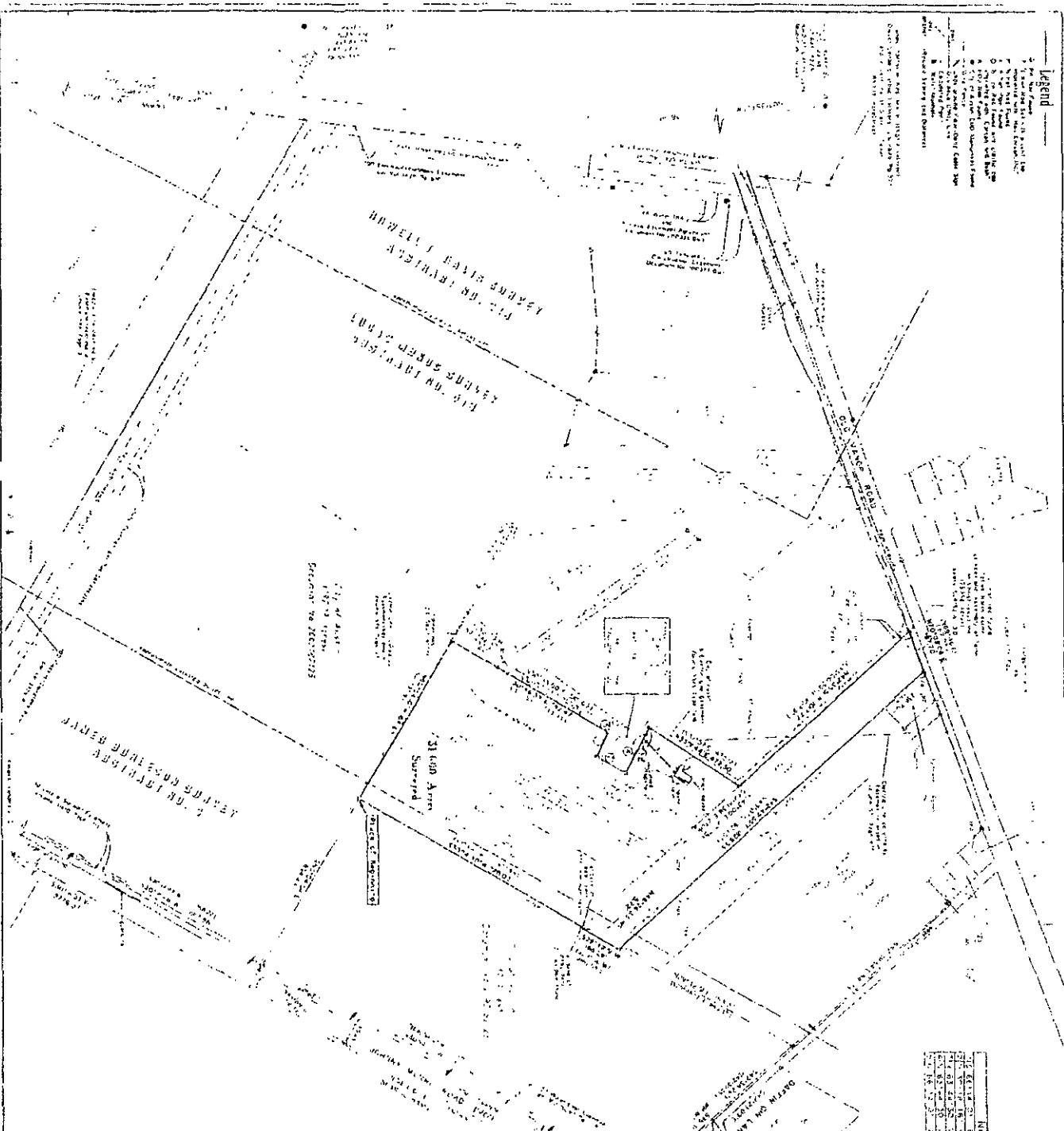
By John Moore Date 8-1-2006

Engineering Support Section
Department of Public Works
and Transportation

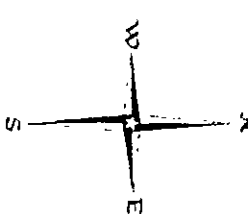
TRACT 2 - EXHIBIT C

Legend

- 1. Surveyed Section Lines
- 2. Section Corners
- 3. Section Lines
- 4. Section Corners
- 5. Section Lines
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- 100. Section Corners



SECTION	AREA	PERCENTAGE	DATE
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2	100.00	100.00	1/1/00
3	100.00	100.00	1/1/00
4	100.00	100.00	1/1/00
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6	100.00	100.00	1/1/00
7	100.00	100.00	1/1/00
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9	100.00	100.00	1/1/00
10	100.00	100.00	1/1/00
11	100.00	100.00	1/1/00
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94	100.00	100.00	1/1/00
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96	100.00	100.00	1/1/00
97	100.00	100.00	1/1/00
98	100.00	100.00	1/1/00
99	100.00	100.00	1/1/00
100	100.00	100.00	1/1/00



SCALE: 1" = 200'

TO THE PUBLIC:

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2006.

Notary Public in and for the State of _____

7-31-2006 *Rita C.*

15-776002

TRACT 2 - EXHIBIT D

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

SEPTEMBER 9, 2002

FIELD NOTE DESCRIPTION OF 192.19 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY ABSTRACT No. 4, THE LUCAS MUNOS SURVEY ABSTRACT No. 513, AND THE HOWELL T. DAVIS SURVEY ABSTRACT No. 214, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (192.131 ACRE) TRACT OF LAND DESCRIBED AS "TRACT 2" AND AS CONVEYED TO INDUSTRIAL GROUP BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11972 PAGE 1908 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found, with a plastic cap stamped "Landmark", in the West right-of-way line of Johnny Morris Road for the Southeast corner of that certain (192.131 acre) tract of land as conveyed to Industrial Group by Special Warranty Deed recorded in Volume 11972 Page 1908 of the Real Property Records of Travis County, Texas, and for the Northeast corner of that certain (84.427 acre) tract of land as conveyed to the City of Austin by Special Warranty Deed recorded in Document No. 1999159415 of the Official Public Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the West right-of-way line of Johnny Morris Road with the common line of said Industrial Group (192.131 acre) tract and said City of Austin (84.427 acre) tract, N 60 deg. 04' 15" W 3241.35 ft. to a ½" iron rod found for the Southwest corner of said Industrial Group (192.131 acre) tract and for the Northwest corner of said City of Austin (84.427 acre) tract and being in the East line of that certain (85.439 acre) tract of land as conveyed to the State of Texas by deed recorded in Volume 11339 Page 2005 of the Real Property Records of Travis County, Texas, and being the Southwest corner of this tract, and from which a brass cap in concrete found for the City of Austin EUD Monument No. 238 bears N 59 deg. 52' 47" W 7567.15 ft., and also from which a ½" iron rod found for an angle corner in the West line of said City of Austin (84.427 acre) tract bears S 07 deg. 26' 09" W 1198.93 ft.;

THENCE with the West line of said Industrial Group (192.131 acre) tract, the following two (2) courses;

- 1) N 07 deg. 30' 56" E 230.37 ft. to a ½" iron rod found;
- 2) N 06 deg. 50' 40" E 946.74 ft. to a ½" iron rod found for the Northwest corner of said Industrial Group (192.131 acre) tract and for the Southwest corner of that certain (16.00 acre) tract of land described as "Tract Four" and as conveyed to Pannell Living Trust by Warranty Deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, and being a Northwesterly angle corner of this tract, and from which a ½" iron pipe found for an angle corner in the East line of said State of Texas (85.439 acre) tract bears N 07 deg. 05' 38" E 1102.62 ft. and N 06 deg. 59' 38" E 1067.51 ft., and also from which a brass disk in concrete found for City of Austin EUD Monument No. 239 bears N 07 deg. 35' 02" W 4526.08 ft.;

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Pannell Living Trust (16.00 acre) tract, the following three (3) courses;

- 1) N 54 deg. 45' 49" E 557.27 ft. to a 1/2" iron rod found;
- 2) N 85 deg. 52' 28" E 365.12 ft. to a 1/2" iron rod found;
- 3) S 87 deg. 15' 03" E 171.78 ft. to a 1/2" iron pipe found for the Southeast corner of said Pannell Living Trust (16.00 acre) tract and for the Southwest corner of that certain (7.20 acre) tract of land described as "Tract Six" as conveyed to Pannell Living Trust by Warranty Deed recorded in Document No. 1999121936 of the Official Public Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Pannell Living Trust (7.20 acre) tract, the following two (2) courses;

- 1) S 57 deg. 55' 13" E 144.83 ft. to a 1/2" iron rod found;
- 2) S 74 deg. 12' 54" E 207.35 ft. to a 1/2" iron rod found for the Southeast corner of said Pannell Living Trust (7.20 acre) tract and for an angle corner of said Industrial Group (192.131 acre) tract, and being an angle corner of this tract;

THENCE, S 60 deg. 04' 10" E 1823.66 ft. to a 1/2" iron rod found for an angle corner of said Industrial Group (192.131 acre) tract and for the Southeast corner of that certain (8.00 acre) tract of land as conveyed to Betty Jean Purvis by deeds recorded in Volume 8458 Page 903 and Volume 8870 Page 605 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (40.00 acre) tract of land as conveyed to Doren Eskew, Trustee, by deed recorded in Volume 4077 Page 790 of the Deed Records of Travis County, Texas, and being an angle corner of this tract, and from which a 1/2" iron rod found in the West right-of-way line of Johnny Morris Road for the Southeast corner of said Eskew (40.00 acre) tract bears S 60 deg. 04' 54" E 854.43 ft.;

THENCE with the common line of said Industrial Group (192.131 acre) tract and said Purvis (8.00 acre) tract, N 30 deg. 14' 40" E 1128.03 ft. to a 1/2" iron rod found at the base of a badly bent 3/4" iron pipe found for the Northeast corner of said Purvis (8.00 acre) tract, and for an angle corner of said Industrial Group (192.131 acre) tract, same being an angle corner of this tract;

THENCE, S 46 deg. 26' 33" E 5.72 ft. to a 1/2" iron rod found at the base of a badly bent 1/2" iron pipe found for the most Southerly or Southeast corner of that certain (15.16 acre) tract of land as conveyed to David Ceder by deed recorded in Volume 2510 Page 558 of the Deed Records of Travis County, Texas, and for an angle corner of said Industrial Group (192.131 acre) tract and being an angle corner of this tract;

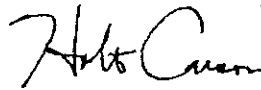
THENCE, N 29 deg. 49' 51" E 1049.66 ft. to a 1/2" iron rod found in the Southerly right-of-way line of Daffin Gin Lane for the most Northerly corner of said Industrial Group (192.131 acre) tract, and being the most Northerly corner of this tract;

THENCE with the Southerly right-of-way line of Daffin Gin Lane, S 42 deg. 34' 22" E 896.41 ft. to a punch mark set on a metal flange of a telephone manhole at the point of intersection with the West right-of-way line of Johnny Morris Road for the Northeast corner of said Industrial Group (192.131 acre) tract and being the Northeast corner of this tract, and from which a chiseled "X" in concrete found for the most Southerly corner of that certain (6.814 acre) tract of land as conveyed to Mission Petroleum Carriers, Inc. by deed recorded in Volume 12764 Page 1839 of the Real Property Records of Travis County, Texas, bears N 27 deg. 35' 00" E 43.43 ft.;

THENCE with the West right-of-way line of Johnny Morris Road and with the East line of said Industrial Group (192.131 acre) tract, the following two (2) courses;

- 1) S 30 deg. 14' 37" W 1906.66 ft. to a ½" iron rod found for the aforementioned Southeast corner of said Eskew (40.00 acre) tract, and from which a ½" iron rod found in the East right-of-way line of Johnny Morris Road for the most Westerly corner of Lot 1A, Block A, Amended Plat of Lots 1 and 2, Block A, of Industrial Group 30.00 and 86.36 acre) Tracts, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200000349 of the Official Public Records of Travis County, Texas, bears N 44 deg. 09' 41" E 496.74 ft.;
- 2) S 30 deg. 18' 46" W 1917.96 ft. to the **PLACE OF BEGINNING** containing 192.19 Acres of land.

SURVEYED: August, 2002.



Holt Carson
Registered Professional Land Surveyor No. 5166
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.

see accompanying map: B 683002

TRACT 2 EXHIBIT D

- Legend**
- 1. Survey Boundary
 - 2. Section Boundary
 - 3. Township Boundary
 - 4. Range Boundary
 - 5. Section Boundary
 - 6. Township Boundary
 - 7. Range Boundary
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 - 200. Section Boundary

192.19 ACRES

192.19 ACRES

SCALE: 1" = 200'



UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D.C. 20250

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY MAP AS FILED IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, WASHINGTON, D.C. ON 10/10/2002.

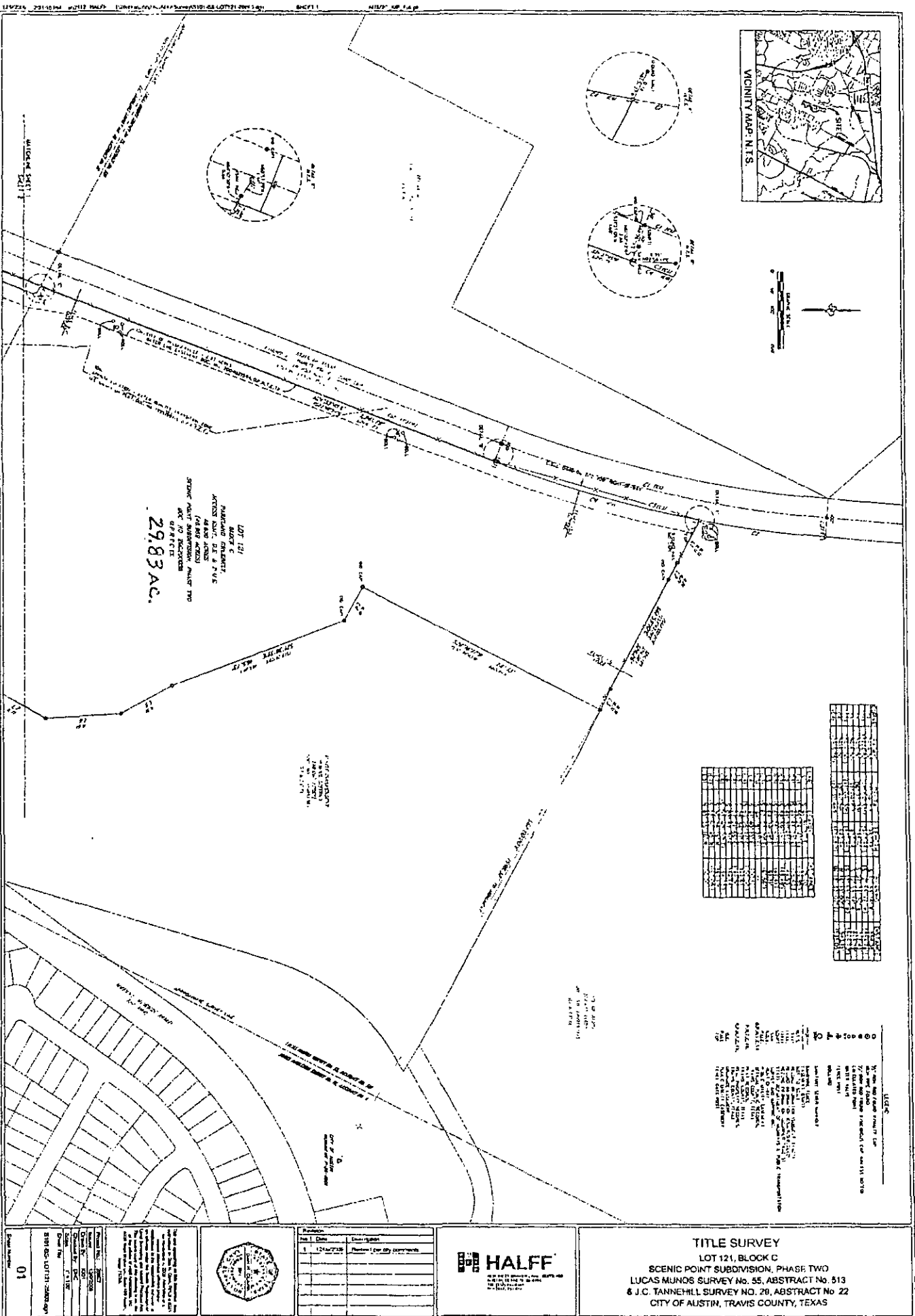
9-09-2002 *[Signature]*

10/10/2002



10/10/2002

Tract 3 Exhibit D



Betty Jean Purvis
To
The City of Austin

FIELD NOTES TO ACCOMPANY MAP OF SURVEY

FIELD NOTES DESCRIPTION OF 35.97 ACRES OF LAND OUT THE H T DAVIS SURVEY NO 30, TRAVIS COUNTY, TEXAS, THE SAID 35.97 ACRES OF LAND ALSO BEING OUT OF THAT CERTAIN 82 ACRE TRACT CALLED SECOND TRACT IN A PARTITION DEED TO ROBERT CEDAR AND BETTY JEAN CEDAR PURVIS, DATED AUGUST 1, 1967, RECORDED IN VOLUME 3353, PAGE 748 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 35.97 ACRES BEING ALL OF THAT CERTAIN TRACT CALLED 36 ACRES IN A DEED TO BETTY JEAN PURVIS, DATED OCTOBER 26, 1967, RECORDED IN VOLUME 3381, PAGE 956 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS THE SAID 35.97 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the south line of Old Manor Road at the northwest corner of the said 36 acre Betty Jean Purvis tract described in Volume 3381, Page 956 of the Deed Records of Travis County, Texas (X = 3143896 96, Y = 10091443 63 - Texas State Plane Coordinate System, Central Zone, 1983 HARN), the same being at the northerly northeast corner of that certain 20 623 acre tract described in a deed to the City of Austin recorded in Volume 11965, Page 953 of the Real Property Records of Travis County, Texas, from which a ½ inch diameter steel pin found on the south line of Old Manor Road at the northwest corner of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract, the same being the northerly northwest corner of the said 20 623 acre City of Austin tract bears S 68°53'06" W, 30 55 feet,

THENCE, N 68°53'06" E, a distance of 968 19 feet along the south line of Old Manor Road, the same being the north line of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract and the north line of the said 36 acre Betty Jean Purvis tract, to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the west line of that certain tract called Parcel No. 2, Part Two in a deed to the State of Texas recorded in Volume 11389, Page 2006 of the Real Property Records of Travis County, Texas and being at the northeast corner of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract and the said 36 acre Betty Jean Purvis tract,

THENCE, S 04°21'41" W, a distance of 1693 47 feet along the east line of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract and the said 36 acre Betty Jean Purvis tract, the same being the west line of the said State of Texas tract, to an iron pipe found at the southeast corner of the said 36 acre Betty Jean Purvis tract, the same being the easterly northeast corner of the said 20 623 acre City of Austin tract,

THENCE, traversing the interior of the said 82 acre Robert Cedar and Betty Jean Cedar Purvis tract, along the southerly and westerly lines of the said 36 acre Betty Jean Purvis tract, being common lines with the said 20 623 acre City of Austin tract, the following three (3) courses and distances

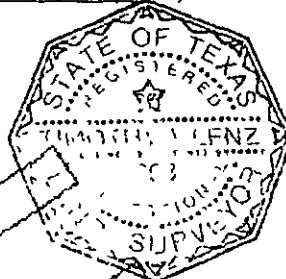
City of Austin
35.97 acres
Page 2 of 2

- 1) N 85°59'13" W, 746.45 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc.
- 2) N 60°25'06" W, 630.00 feet to a ½ inch diameter steel pin found,
- 3) N 27°58'54" E, 1105.47 feet to the **PLACE OF BEGINNING**, containing 35.97 acres of land, more or less

Timothy A. Lenz, R.P.L.S. No. 4393

Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

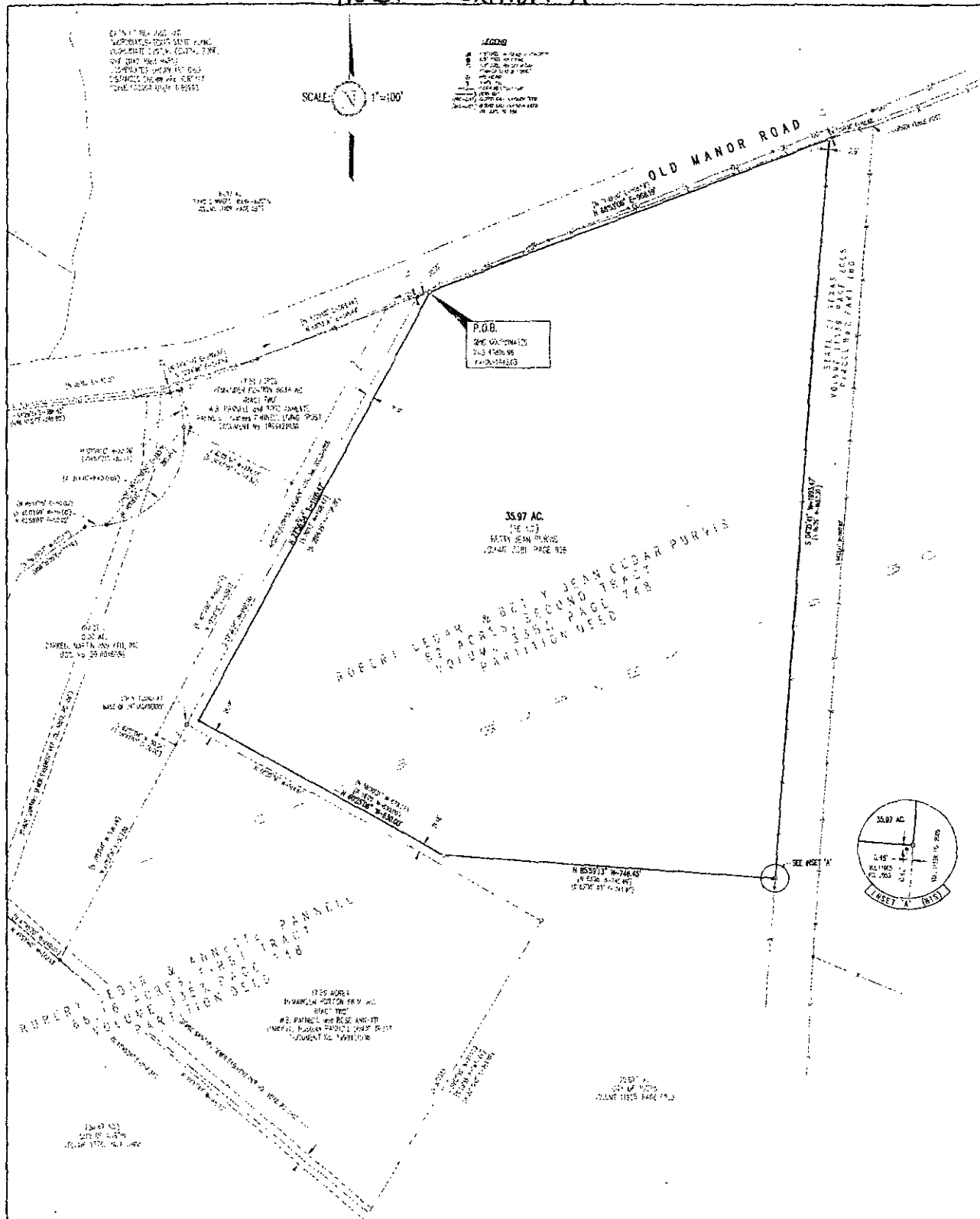
(20010602A doc)



REFERENCES

BEARING BASIS - Texas State Plane Coordinate System, Central Zone, 1983 HARN
TCAD 02-2631-1003
Austin Grid MN-27

TRACT 4 EXHIBIT A



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

The undersigned further certifies that the same is a true and correct copy of the original survey as the same appears in my records, and that the same is a true and correct copy of the original survey as the same appears in my records.

WITNESSED my hand and the seal of my office this 1st day of January, 1901.



LENZ & ASSOCIATES, INC.
Surveyors
1214 North Fourth Street
Austin, Texas

NOTES:
1. This map is a true and correct copy of the original survey as the same appears in my records.

MAP TO ACCOMPANY FIELD NOTES	REFERENCE: CITY OF AUSTIN C.F. No. 01073793
35.97 ACRES OF LAND H.T. DAVIS SURVEY No. 30 TRAVIS COUNTY, TEXAS	LENZ & ASSOCIATES, INC. 1214 North Fourth Street Austin, Texas

TRACT 4

EXHIBIT "B"

Rubert Cedar, W B Pannell
& Rose Annette Pannell, Trustees
To
The City of Austin

FIELD NOTES TO ACCOMPANY MAP OF SURVEY

FIELD NOTES DESCRIPTION OF 20.08 ACRES OF LAND OUT THE H T DAVIS SURVEY NO 30, TRAVIS COUNTY, TEXAS, THE SAID 20.08 ACRES OF LAND BEING THE REMAINDER PORTION OF THAT CERTAIN 66.16 ACRE TRACT CALLED FIRST TRACT AS CONVEYED TO RUBERT CEDAR AND ANNETTE PANNELL IN A PARTITION DEED DATED AUGUST 1, 1967, RECORDED IN VOLUME 3353, PAGE 748 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE REMAINDER PORTION OF THAT CERTAIN 66.16 ACRE TRACT CALLED TRACT TWO CONVEYED TO W B PANNELL AND ROSE ANNETTE PANNELL, TRUSTEES OF THE PANNELL LIVING TRUST BY WARRANTY DEED DATED APRIL 19, 1999, RECORDED IN DOCUMENT NO 1999121936 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 20.08 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO TRACTS, CONTAINING 2.49 ACRES AND 17.59 ACRES, AS FOLLOWS

TRACT 1 - 2.49 ACRES

BEGINNING at a 1/2 inch diameter steel pin found on the south line of Old Manor Road at the northwest corner of the said 66.16 acre First Tract described in Volume 3353, Page 748 of the Deed Records of Travis County, Texas (X = 3142396.93, Y = 10091124.50 - Texas State Plane Coordinate System, Central Zone, 1983 HARN), the same being the said 66.16 acre tract called Tract Two described in Document Number 1999121936 of the Official Public Records of Travis County, Texas and being at the northeast corner of that certain 58.584 acre tract conveyed to the Carter Family Trust recorded in Volume 11359, Page 169 of the Real Property Records of Travis County, Texas,

THENCE, N 84°28'26" E, a distance of 449.99 feet along the south line of Old Manor Road and north line of the said 66.16 acre tract, to a 1/2 inch diameter steel pin found in concrete at the northerly most northwest corner of that certain 36.67 acre portion of the said 66.16 acre tract conveyed to the City of Austin by deed recorded in Volume 9776, Page 888 of the Real Property Records of Travis County, Texas,

THENCE, traversing the interior of the said 66.16 acre tract along the northwesterly line(s) of the said 36.67 acre City of Austin tract, the following two (2) courses and distances

- 1) S 37°20'15" W, 559.28 feet to a 1/2 inch diameter steel pin set with cap stamped Lenz & Assoc
- 2) N 87°21'09" W, 88.95 feet to a 1/2 inch diameter steel pin found in concrete on the west line of the said 66.16 acre, the same being the east line of the said 58.584 acre Carter Family Trust tract, at a westerly northwest corner of the said 36.67 acre City of Austin tract.

THENCE, along and with the west line(s) of the said 66 16 acre tract and east line(s) of the said 58 584 acre tract, the following two (2) courses and distances

- 1) N 01°33'09" W, 269 99 feet to a ½ inch diameter steel pin found in concrete,
- 2) N 05°36'59" W, 127 96 feet to the **PLACE OF BEGINNING**, containing 2 49 acres of land, more or less

TRACT 2 - 17.59 ACRES

BEGINNING at a ½ inch diameter steel pin found on the south line of Old Manor Road at the northeast corner of the said 66 16 acre First Tract described in Volume 3353, Page 748 of the Deed Records of Travis County, Texas (X = 3143868 47, Y = 10091432 62 - Texas State Plane Coordinate System, Central Zone, 1983 HARN), the same being the said 66 16 acre tract called Tract Two described in Document Number 1999121936 of the Official Public Records of Travis County, Texas and being at the northwest corner of that certain 82 acre tract called Second Tract conveyed to Robert Cedar and Betty Jean Cedar Purvis in the said Partition Deed Recorded in Volume 3353, Page 748 of the Deed Records of Travis County, Texas and being at the northerly northwest corner of that certain 20 623 acre portion of the said 82 acre tract conveyed to the City of Austin by deed recorded in Volume 1 965, Page 953 of the Real Property Records of Travis County, Texas,

THENCE, along the common line(s) between the said 66 16 acre First Tract and the said 82 acre Second tract, the same being the common line(s) between the said 66 16 acre First Tract and the said 20 623 acre City of Austin Tract, the following three (3) courses and distances

- 1) S 27°56'54" W, 1103 00 feet to a 1 inch diameter iron pipe found at the base of a 24 inch diameter hackberry tree,
- 2) S 60°25'06" E, 914 61 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc
- 3) S 30°02'33" W, 774 79 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the intersection with a northeasterly line of that certain 36 67 acre portion of the said 66 16 acre tract conveyed to the City of Austin by deed recorded in Volume 9776, Page 888 of the Real Property Records of Travis County, Texas, being at or near the northerly most corner of that certain 22 47 acre tract conveyed to the City of Austin recorded in Volume 8879, Page 692 of the Real Property Records of Travis County, Texas, from which a 5/8 inch diameter iron pipe found for line bears S 30°02'33" W, 104 28 feet,

THENCE, N 49°57'40" W, a distance of 906 13 feet, traversing the interior of the said 66 16 acre First Tract, along a northeasterly line of the said 36 67 acre City of Austin tract, to a ½ inch diameter steel pin found at the southerly most corner of that certain 10 00 acre portion of the said 66 16 acre tract conveyed to Darrell Martin and KFIT Inc by deed recorded in Document Number 2001046056 of the Official Public Records of Travis County, Texas, from which a ½ inch diameter steel pin found in concrete at an angle point in the northeasterly line of the said 36 67 acre City of Austin tract bears N 49°57'40" W, 240 58 feet,

THENCE, along and with the easterly line(s) of the said 10 00 acre tract, the following four (4) courses and distances

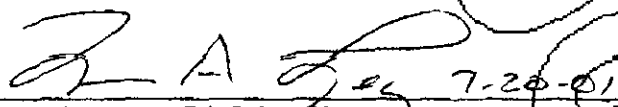
- 1) N 27°57'16" E, 557 03 feet to a ½ inch diameter steel pin found,
- 2) N 62°01'04" W, 50 04 feet to a ½ inch diameter steel pin found,
- 3) N 27°57'12" E, 650 17 feet to a ½ inch diameter steel pin found,
- 4) N 62°02'38" W, 274 43 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc at the northerly most corner of the said 10 00 acre tract, being a common corner with the said 36 67 acre City of Austin tract,

THENCE, along and with an east and north line of the said 36 67 acre City of Austin tract, the following two (2) courses and distances

- 1) N 07°10'10" W, 83 76 feet to a ½ inch diameter steel pin found,
- 2) With a curve to the right, having a central angle of 06°01'05", a radius of 985 00 feet, an arc of 103 46 feet and a chord bearing and distance of S 81°24'34" W, 103 41 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the south line of Old Manor Road, the same being the north line of the said 66 16 acre tract,

THENCE, with the south line of Old Manor Road and north line of the said 66 16 acre tract, the following two (2) courses and distances

- 1) N 72°24'46" E, 277 85 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc ,
- 2) N 68°53'06" E, 398 49 feet to the **PLACE OF BEGINNING**, containing 17 59 acres of land, more or less


Timothy A. Lenz, R P L S No 4393


Lenz & Associates, Inc.,
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

(20010602 doc)

REFERENCES

BEARING BASIS - Texas State Plane Coordinate System, Central Zone, 1983 HARN
TCAD 02-2631-1003
Austin Grid MN-27

FIELD NOTES REVIEWED

By  Date 7/25/01
Arch./Eng. Services Division
Department of Public Works
and Transportation

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

TRACT 4
Exhibit "C"

LEGAL DESCRIPTION: BEING 20.623 ACRES OF LAND LYING IN AND BEING SITUATED IN THE M.T. DAVIS SURVEY NO. 30 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND (TRACT 8) CONVEYED TO THE LUNDELL 1991 TRUST BY DEED RECORDED IN VOLUME 11422, PAGE 436 OF THE DEED RECORDS OF TRAVIS COUNTY; SAID 20.623 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON REGISTERED PROFESSIONAL LAND SURVEYOR IN MAY 1993:

BEGINNING at a 1/2 inch iron rod set in the south right-of-way (80') line of Manor Road at the northeast corner of that certain tract of land conveyed to Rubert Ceder and Annette Pannell by deed recorded in Volume 3353, Page 748 of the Deed Records of Travis County, Texas, for the northwest corner hereof;

THENCE N 69° 55' 06" E, 31.24 feet along the said south right-of-way (80') line of Manor Road to a 1/2 inch iron rod set at the northwest corner of that certain tract of land conveyed to Betty Jean Purvis by deed recorded in Volume 3381, Page 956 of the Deed Records of Travis County, Texas, for the most northerly northeast corner hereof;

THENCE along the common dividing line of the said Purvis and Lundell tracts the following three (3) courses:

- 1) S 30° 06' 28" W, 1,106.22 feet along a line twenty (20') feet southeast of and parallel to the said Ceder and Pannell tract to a 1/2 inch iron rod set at the southwest corner of the said Purvis tract, for an inside ell corner of the herein described tract;
- 2) S 58° 30' 31" E, 629.73 feet to a 1/2 inch iron rod found, for angle point;
- 3) S 83° 35' 00" E, 744.91 feet to a 1/2 inch iron rod set in the east line of that certain tract of land (Parcel No. 2) conveyed to the State of Texas by deed recorded in Volume 11339, Page 2005 of the Deed Records of Travis County, Texas, for the most easterly northeast corner hereof, and from which a 5/8 inch diameter iron pipe found called to be at the easterly common corner of the said Purvis and Lundell tracts bears S 83° 35' 00" E, 0.56 feet,

THENCE S 06° 33' 32" W, 1,558.63 feet along the common dividing line of the said State of Texas and Lundell tracts to a State Department of Transportation 1/2 inch iron rod and aluminum cap found at a point of curvature of a curve to the right;

THENCE continuing along the said common dividing line a distance of 6.64 feet along the arc of said curve to the right having a central angle of 00° 08' 07", a radius of 2,815.00 feet and a chord bearing S 06° 37' 36" W, 6.64 feet to a 1/2 inch iron rod set, for the southeast corner hereof, and from which the called northeast corner of that certain 22.47 acre tract of land conveyed to the City of Austin by deed recorded in Volume 8879, Page 692 of the Deed Records of Travis County, Texas bears N 38° 40' 10" W, 0.84 feet;

11965 0956
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

20.623 Acre Tract
Page 2 of 2

THENCE along the common dividing line of the said City of Austin and Lundell tracts, same being the centerline of a thirty (30') foot wide wastewater easement conveyed to the City of Austin in Volume 8457, Page 97 of the Travis County, Texas Deed Records the following four (4) courses:

- 1) N 38° 40' 10" W, 397.43 feet to a 1/2 inch iron rod set, for angle point;
- 2) N 46° 46' 33" W, 440.88 feet to a 1/2 inch iron rod set, for angle point;
- 3) N 38° 55' 22" W, 146.31 feet to a 1/2 inch iron rod set, for angle point;
- 4) N 46° 47' 04" W, 138.29 feet to a 1/2 inch iron rod set, at the northeast corner of that certain 36.67 acre tract of land conveyed to the City of Austin in Volume 9776, Page 888 of the Travis County, Texas Deed Records, same being at the southeast corner of the said Cedar and Pannell remainder tract, and also being the westerly common corner of the said Lundell and City of Austin 22.47 acre tract, for the southwest corner hereof;

THENCE along the east line of the said Cedar and Pannell tract common with the west line of the Lundell tract the following three (3) courses:

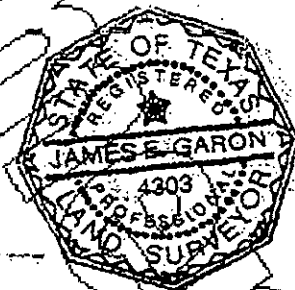
- 1) N 32° 10' 42" E, 781.10 feet to a 1/2 inch iron rod found, for an inside ell corner;
- 2) N 58° 30' 31" W, 914.37 feet to a 1 inch diameter iron pipe found at the base of a 24" hackberry tree, for an outside ell corner;
- 3) N 30° 06' 28" E, 1,102.74 feet to the POINT OF BEGINNING and containing 20.623 acres of land, more or less.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Surveyed by:


James E. Garon
Registered Professional Land Surveyor
Job 566-93

May 19, 1993
Date



FIELD NOTES REVIEWED

By  Date 5/24/93
Engineering Support Section
Department of Public Works
and Transportation

REAL PROPERTY RECORDS
TRAVIS COUNTY TEXAS

11965 0957

Unofficial Document

FILED

93 JUN 25 PM 4:00

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
record RECORDS of Travis County, Texas, on

JUN 25 1993



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

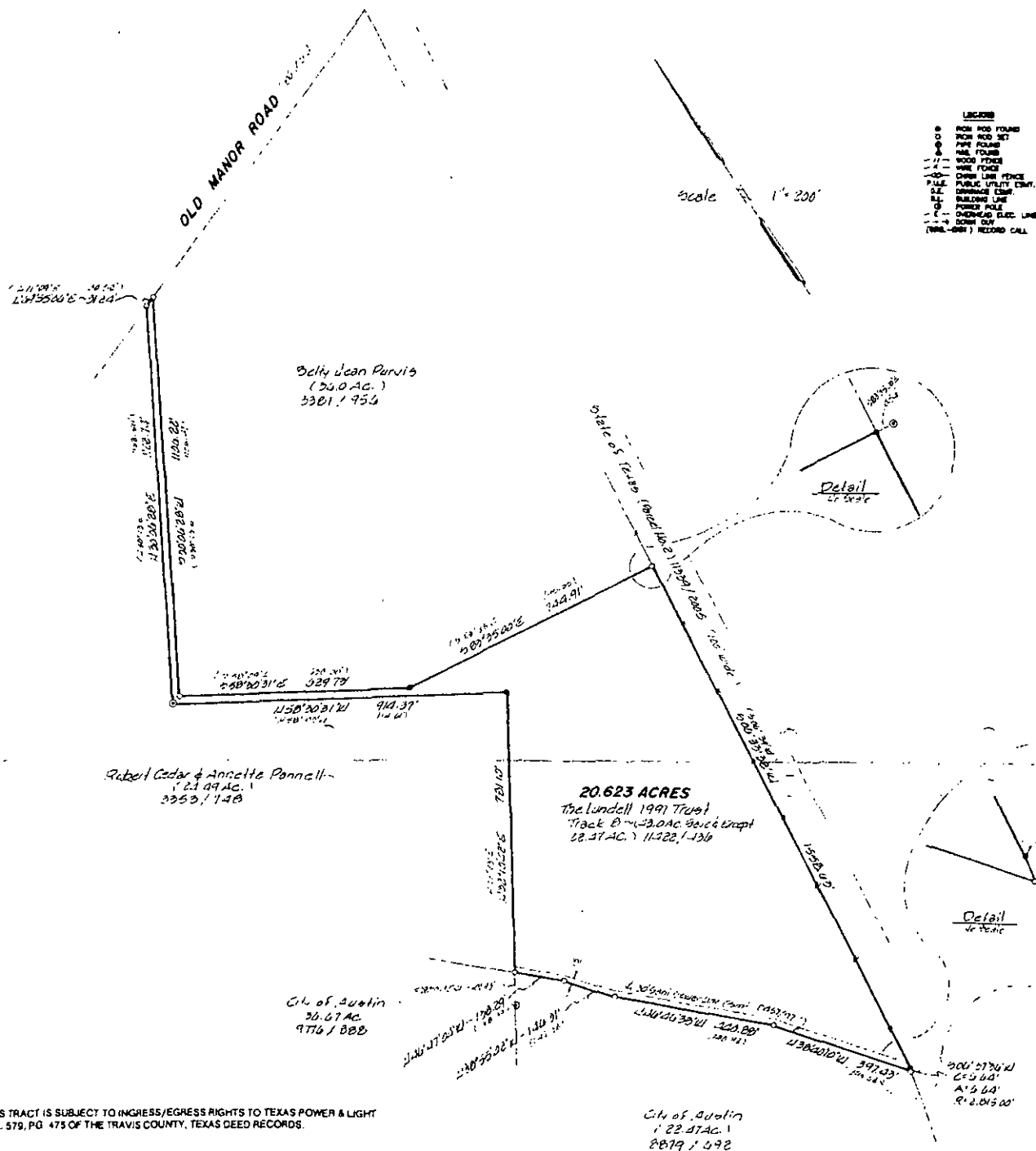
2000 11/03/93

9826 334

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11965 0958

TRACT - EXHIBIT C



TO THE OWNERS, LESSEES AND Alamo Title Insurance of Texas

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE BASIS OF THE RECORDS OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES OR AREA, BOUNDARY LINE, COMPLETION, ENCROACHMENTS, OVERLAPPING, OR SUPERSEDED, PUBLIC UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THIS PROPERTY HAS ACCESS TO AND FROM A DECEASED HIGHWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE ATC AND IS NOT WITHIN A 100-YEAR FLOOD ZONED AREA AS DETERMINED BY THE FEDERAL BUREAU OF INVESTIGATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 20,000,000.

James E. Garon 5.19.1993
REGISTERED PROFESSIONAL LAND SURVEYOR DATE



REFERENCE City of Austin
ADDRESS Old Manor Road
LEGAL DESCRIPTION 20.623 ACRES out of the H.T. Garon's
SUBJECT Tracts 10, 30, 40, 50, 60, 70, 80, 90, Travis County



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

1101 Capital of Texas Hwy.
Bldg. H, Suite 101
Austin, Texas 78748
(512) 328-8311
Fax (512) 328-8312

807 B Main Street
Bourbon, Texas 78602
(512) 321-4185

TRACT 4
EXHIBIT "D"

Big Walnut Creek
Parkland Project
Rupert Cedar et.al.
to
City of Austin
36.67 Acre Tract

FIELD NOTES

DESCRIPTION OF 36.67 ACRES OF LAND OUT OF THE H.T. DAVIS SURVEY #30, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE 66.16 ACRE TRACT OF LAND CONVEYED TO RUBERT CEDAR, ROBERT CEDAR, ANNETTE PANNELL AND BETTY JEAN PURVIS IN A DEED RECORDED IN VOLUME 3353, PAGE 748, TRAVIS COUNTY, TEXAS DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a concrete monument set for the Northwest corner of a 148.16 Acre tract as recorded in Volume 2510, Page 574, Travis County, Texas Deed Records, and the Northwest corner of said 66.16 Acre tract, and the South line of Old Manor Rd;

THENCE with the North line of said 66.16 Acre tract and the South line of said Old Manor Rd, N 86 40' 57" E, a distance of 450.00 feet to a concrete monument set for the POINT OF BEGINNING.

THENCE continuing with the North line of said 66.17 Acre tract and said 36.67 Acre tract and the South line of said Old Manor Rd, for the following two (2) courses and distances:

(1) N 86 40' 57" E, 388.80 feet to a concrete monument set, for a point of curvature of a record curve to the left having a central angle of 15 28' 00" with a radius of 985.00 feet and a tangent distance of 133.76 feet, and;

(2) Along said curve with a sub-curb having a central angle of 6 00' 31" with a radius of 985.00 feet, tangent of 51.70 feet and an arc distance of 103.30 feet, and the chord bearing N 83 40' 44" E, a distance of 103.25 feet to a concrete monument set for a point of curve for the Northeast corner of said 36.67 Acre tract.

THENCE leaving the South line of said Old Manor Rd and the North line of said 66.16 Acre tract and crossing said 66.16 Acre tract for the following seven (7) courses and distances:

(1) S 4 57' 21" E, 83.74 feet to a concrete monument set for a Point of Curvature;

(2) Along a curve to the right having a central angle of 90 00' 00" with a radius of 200.00 feet, tangent of 200.00 feet and an arc distance of 314.16 feet, and the chord bearing S 40 03' 00" W, a distance of 282.84 feet to a concrete monument set for a Point of Tangency;

(3) S 85 03' 00" W, a distance of 50.00 feet to a concrete

monument set;

(4) S 56 25' 57" W, a distance of 177.17 feet to a concrete monument set;

(5) S 27 52' 57" W, a distance of 263.43 feet to a concrete monument set;

(6) S 0 01' 48" W, a distance of 491.61 feet to a concrete monument set, and;

(7) S 47 45' 20" E, a distance of 1158.34 feet to a concrete monument set on the Southeast line of said 66.16 Acre tract and the most Northerly corner of a 22 Acre tract of land as conveyed to the City of Austin in Volume 8879, Page 692, Travis County, Texas Deed Records.

THENCE with the Southeast line of said 66.16 Acre tract S 31 22' 06" W, a distance of 895.72 feet to a 1/2 inch iron pipe found for the most Southerly corner of said 36.67 Acre tract and said 66.16 Acre tract.

THENCE with the West line of said 66.16 Acre tract and the East line of a 112 Acre tract as recorded in Volume 2644, Page 561, Travis County, Texas, Deed Records, for the following thirteen (13) courses and distances:

(1) N 51 07' 00" W, pass at a distance of 27.49 feet to an iron rod found, in all for a total distance of 89.57 feet to an 1/2 inch iron pipe found;

(2) N 39 57' 17" W, a distance of 102.43 feet to an iron pipe found;

(3) N 8 41' 21" W, a distance of 121.18 feet to an iron pipe found;

(4) N 29 55' 12" W, a distance of 168.12 feet to a concrete monument found;

(5) N 67 06' 09" W, a distance of 34.10 feet to an iron rod found;

(6) N 87 13' 30" W, pass an iron rod found at 186.89 feet, and pass an iron rod found at 201.06 feet, in all for a total distance of 284.29 feet to a concrete monument found;

(7) N 2 47' 25" W, a distance of 77.42 feet to a concrete monument set;

(8) N 18 07' 00" W, a distance of 293.67 feet to an iron pipe found;

(9) N 25 17' 41" W, a distance of 308.67 feet to an iron pipe found;

(10) N 77 06' 12" E, a distance of 18.56 feet to an iron pipe found;

(11) N 6 29' 00" W, a distance of 732.20 feet to an iron pipe found;

(12) N 55 23' 00" E, a distance of 11.46 feet to a concrete monument set, and;

(13) N 0 41' 00" E, a distance of 413.50 feet to a concrete

monument set, from which the Northwest corner and said POINT OF COMMENCEMENT of said 66.16 Acre tract bears N 00 41' 00" E, a distance of 270.00 feet and N 3 26' 00" W, a distance of 127.90 feet;

THENCE leaving the West line of said 66.16 Acre and said 112 Acre tracts with the Northwest line of said 36.67 Acre tract and crossing said 66.16 Acre tract for the following two (2) courses and distances.

(1) S 85 09' 14" E, a distance 89.05 feet to a concrete monument set, and;

(2) N 39 32' 52" E, a distance of 559.23 feet to the POINT OF BEGINNING and containing 36.67 Acres more or less.

Subject to:

(1) Sanitary sewer easement to the City of Austin recorded in Volume 5535, Page 2290, Deed Records of Travis County, Texas.

(2) Easement to Texas Power and Light Company, recorded in Volume 5701, Page 475, deed records of Travis County, Texas.

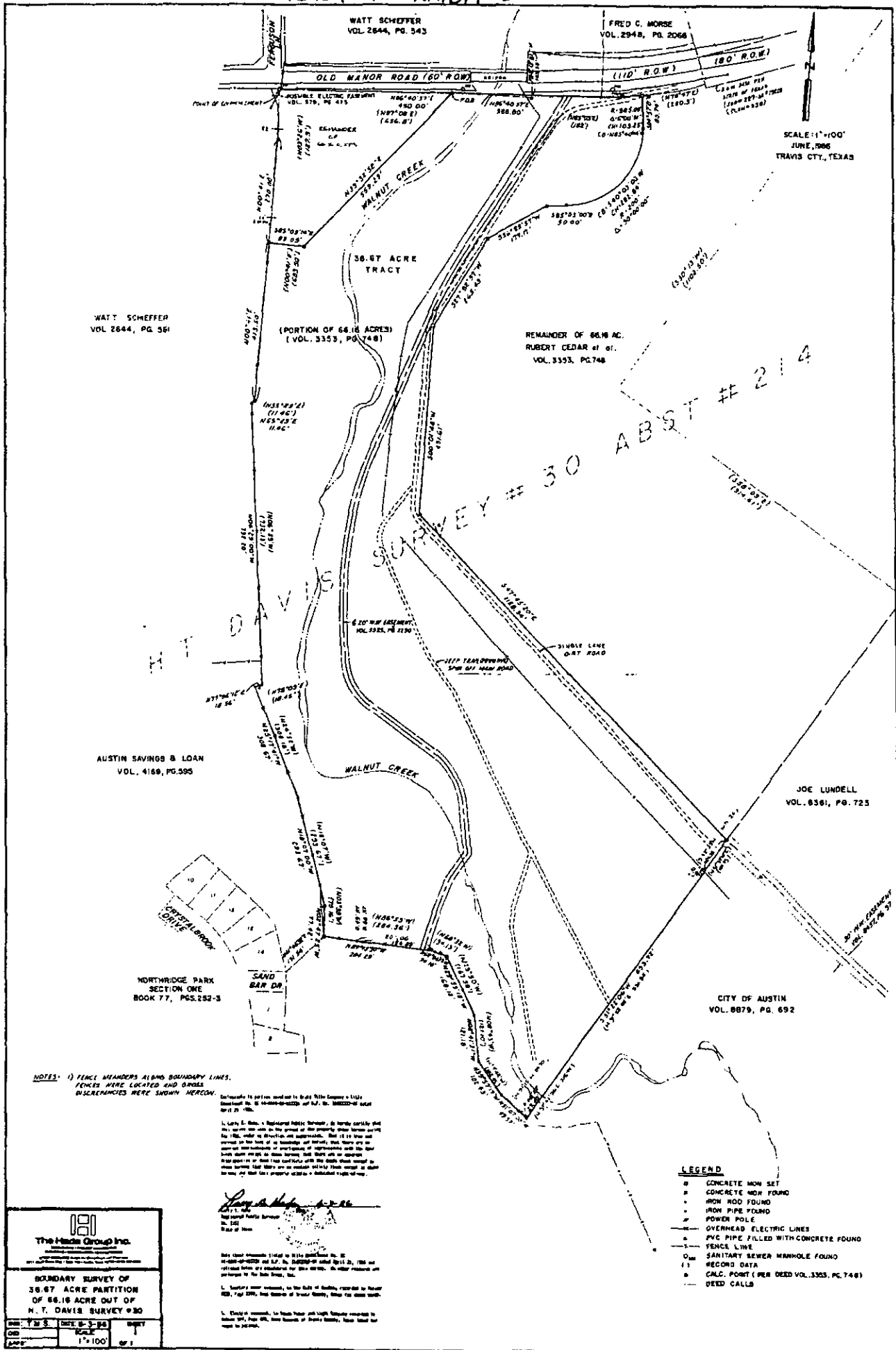
I, Larry G. Hada, do hereby certify that to the best of my knowledge and belief that this description is true and correct and that it was surveyed on the ground during May, 1986.

Larry G. Hada
Larry G. Hada
RPS No. 2153
State of Texas

6-20-86
Date



TRACT 4 EXHIBIT D



TRACT 4 EXHIBIT E

GENERAL WARRANTY DEED

04-29-9131

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL BY THESE PRESENTS:

That University Savings Association, a Texas Savings and Loan Association, acting herein by and through its duly authorized officer Kempe C. Hayes, First Vice President, of the County of Travis, State of Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and for which no lien, or encumbrance express or implied, is retained, and for the additional use of the herein-described property for parks and recreational, drainage and public utility easement purposes for public use by the citizens of the City of Austin; have this day GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, Texas, and whose mailing address is P.O. Box 1088, Austin, Texas 78767-1088, ATTN: Real Estate Division, the following described property, to-wit:

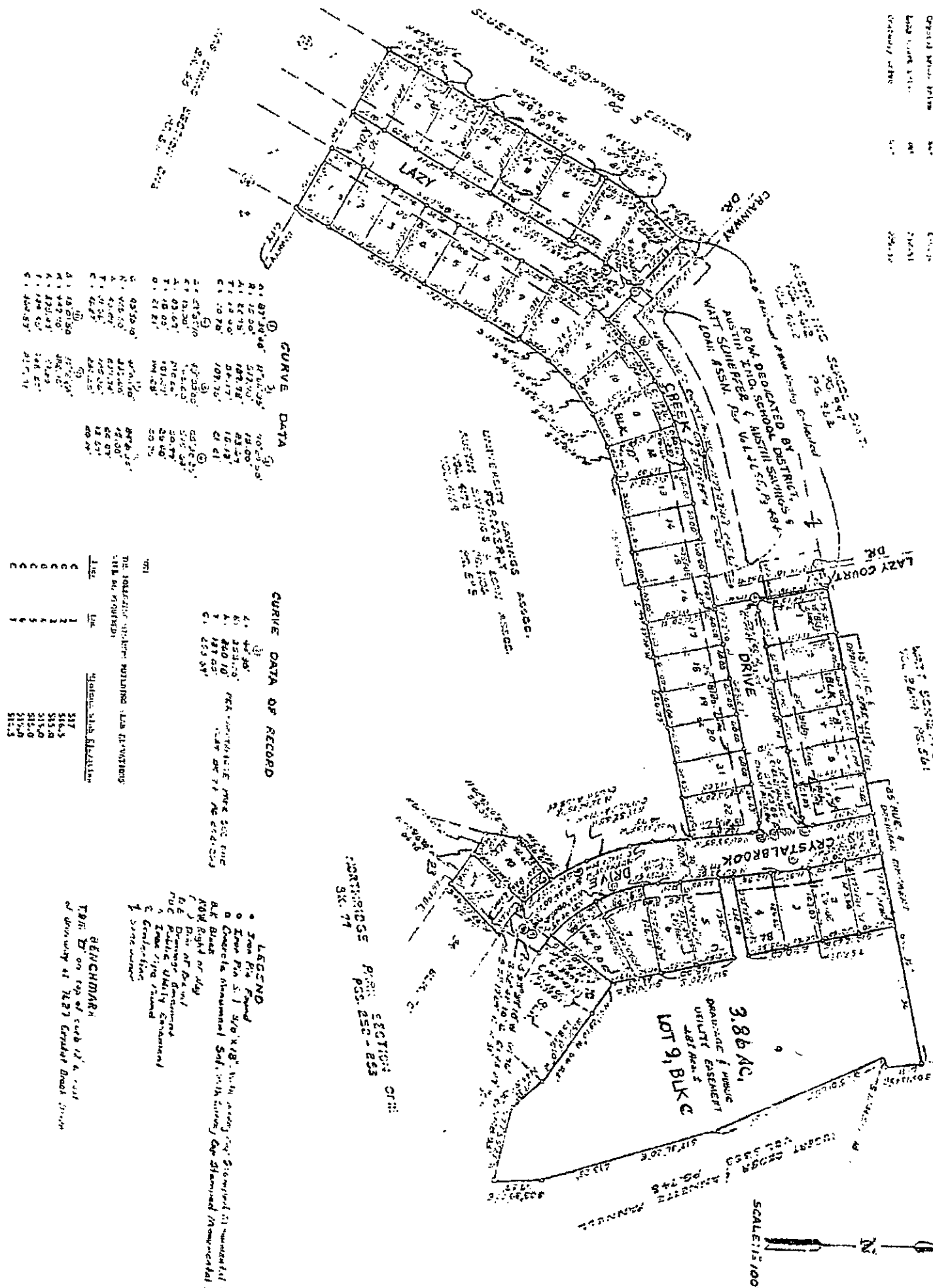
Lot 9, Block C of the Northridge Park, Section 2, Phase A-1 Subdivision, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in book 86, pages 141B through 141C inclusive, of the plat records of Travis County, Texas.

This conveyance is expressly made subject to the following reservations, exceptions, dedications, and restrictions:

1. Existing easements.
2. By acceptance of this conveyance, the City of Austin hereby dedicates the hereinbefore described property for parks and recreation, drainage and public utility easement purposes for public use by the citizens of the City of Austin, subject to the reservations, exceptions and restrictions contained in Paragraphs 3 and 4 hereinbelow, which reservations, exceptions and restrictions shall be construed as prior to, and superior to, the dedication for park purposes described in this paragraph.
3. Grantors expressly reserve unto themselves, their heirs, executors and assigns, and except from parks and recreation, drainage and public utility easement purposes, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecommunications, over, under and across the above-described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections, are first approved by the Director of Transportation and Public Services Department or the Director of Water and Wastewater Department of the City of Austin, as appropriate, and further, with the approval by the Director of the Parks and Recreation Department of the City of Austin, as to: (1) whether such line, structure or connection contributes to an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (2) if approved under (1), the location of said line, structure or connection. The reservation contained in this Paragraph 3 is expressly subject to all powers given the City of Austin by present or future ordinances, or other applicable laws, to restrain, restrict and control the placement of utilities in parks and recreational areas.

PHASE A-1

City	Country	Year	Population
London	England	1851	1,013,012
Paris	France	1856	1,053,211
Bombay	India	1868	1,000,000
Calcutta	India	1874	1,000,000
Shanghai	China	1880	1,000,000
Manila	Philippines	1898	1,000,000
San Francisco	USA	1900	1,000,000
Yokohama	Japan	1905	1,000,000
Lyons	France	1911	1,000,000
San Pedro de Macoris	Dominican Republic	1920	1,000,000
San Juan	Puerto Rico	1930	1,000,000
Sanchez	Cuba	1940	1,000,000
Sanchez	Venezuela	1950	1,000,000
Sanchez	Colombia	1960	1,000,000
Sanchez	Peru	1970	1,000,000
Sanchez	Ecuador	1980	1,000,000
Sanchez	Bolivia	1990	1,000,000
Sanchez	Paraguay	2000	1,000,000
Sanchez	Uruguay	2010	1,000,000
Sanchez	Argentina	2020	1,000,000



PROPERTY

DESCRIPTION

BEING A 9.60 ACRE TRACT OF LAND SITUATED IN THE H. T. DAVIS SURVEY NUMBER 30, ABSTRACT NUMBER 214 IN TRAVIS COUNTY, TEXAS, BEING THAT 9.60 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO AUSTIN INDEPENDENT SCHOOL DISTRICT, AS RECORDED IN DOCUMENT NO. 2001163082 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 9.60 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the east corner of Lot 1, Block 16, the north corner of Lot 2, Block 16 and being in the north line of Las Cimas, Section One, a subdivision as recorded in Book 65, Page 88 of the Plat Records of Travis County, Texas, same being the southeast corner of Northridge Park, Section One, a subdivision as recorded in Book 77, Page 252 of the Plat Records of Travis County, Texas, same being the southwest corner of the herein described tract;

THENCE, leaving the said north line of Las Cimas, Section One with the east line of the said Northridge Park, Section One and with the west line of the herein described tract, the following ten (10) courses:

1. **N 27° 42' 02" E**, a distance of **279.75** feet to a 1/2 inch iron rod found;
2. **N 39° 54' 37" E**, a distance of **118.82** feet to a 5/8 inch iron rod found in the west right-of-way of Crystalbrook Drive, a 70 foot right-of-way;
3. Continuing over and across said Crystalbrook Drive, **N 48° 21' 25" E**, a distance of **70.02** feet to a 5/8 inch iron rod with cap in concrete found stamped Monumental Survey on the east right-of-way of said Crystalbrook Drive;
4. Continuing with the east right-of-way distance of **65.05** feet with an arc of a curve to the right whose central angle is **8° 04' 13"**, with a radius of **461.85** feet and whose chord bears **N 37° 44' 15" W**, a distance of **65.00** feet to a 1/2 inch iron rod found;
5. Leaving the east right-of-way of said Crystalbrook Drive, **N 68° 35' 41" E**, a distance of **128.51** feet to a 1/2 inch iron rod found;
6. **N 24° 28' 31" W**, a distance of **109.51** feet to a 1/2 inch iron rod found;
7. **N 11° 02' 36" W**, a distance of **259.82** feet to a 5/8 inch iron rod with broken and or illegible cap found;
8. **N 84° 09' 15" W**, a distance of **56.11** feet to a 1/2 inch iron rod found;
9. **N 02° 35' 19" W**, passing the south right-of-way of Sand Bar Drive, a 50 foot right-of-way, at a distance of **105.34** feet, continuing in all a total distance of **155.34** feet to a 1/2 inch iron rod found in the north right-of-way of said Sand Bar Drive;
10. **N 19° 37' 39" W**, a distance of **129.53** feet to a 5/8 inch iron rod with cap stamped Monumental Survey found for the northwest corner of the herein described tract, same being a angle point in the east line of said Northridge Park, Section One and an angle point in the south line of Northridge Park, Section Two, Phase A-1, a subdivision as recorded in Book 86, Page 141B of the Plat Records of Travis County, Texas.

THENCE, with the south line of said Northridge Park, Section Two, Phase A-1, and the north line of the herein described tract, S 80° 54' 36" E, a distance of 128.82 feet to a 1/2 inch iron pipe found for the southeast corner of said Northridge Park, Section Two, Phase A-1, same being the southwest corner of a 36.67 acre tract conveyed to the City of Austin recorded in Volume 9776, Pg. 888 of the Real Property Records of Travis County, Texas;

THENCE, continuing with the north line of this tract and the south line of said 36.67 acre tract, S 88° 59' 20" E, a distance of 97.02 feet to a calculated point for the northeast corner of this tract, the northwest corner of Lot 38, Block C, Northridge Park, Section 2, Phase B, conveyed to The City of Austin recorded in Volume 10478, Page 299 of the Real Property Records of Travis County, Texas, from which a 5/8 inch iron rod with broken and illegible cap found bears, S 09° 41' 13" W, a distance of 0.18 feet;

THENCE, leaving the south line of said 36.67 acre tract, with the west line of said Lot 38, Block C and with the east line of the herein described tract, the following sixteen (16) courses:

1. S 41° 26' 30" E, a distance of 216.90 feet to a 5/8 inch iron rod with broken and or illegible cap found;
2. S 20° 44' 45" E, a distance of 63.55 feet to a 5/8 inch iron rod found;
3. S 05° 12' 34" E, a distance of 168.95 feet to a 5/8 inch iron rod with broken and or illegible cap found;
4. N 46° 39' 41" E, a distance of 92.51 feet to a 5/8 inch iron rod with broken and or illegible cap found;
5. S 77° 14' 22" E, a distance of 82.94 feet to a 5/8 inch iron rod found;
6. S 55° 53' 58" E, a distance of 85.08 feet to a 5/8 inch iron rod with broken and or illegible cap found;
7. S 38° 45' 06" E, a distance of 99.89 feet to a 5/8 inch iron rod found;
8. S 23° 27' 38" W, a distance of 110.09 feet to a 5/8 inch iron rod found;
9. S 50° 41' 55" W, a distance of 85.07 feet to a 5/8 inch iron rod found;
10. S 53° 33' 28" W, a distance of 82.02 feet to a 5/8 inch iron rod with broken and or illegible cap found;
11. S 38° 08' 34" W, a distance of 307.92 feet to a 5/8 inch iron rod with broken and or illegible cap found;
12. N 45° 39' 10" W, a distance of 115.59 feet to a 5/8 inch iron rod with broken and or illegible cap found;
13. S 37° 59' 52" W, a distance of 70.47 feet to a 5/8 inch iron rod with broken and or illegible cap found;
14. S 45° 38' 23" E, a distance of 109.48 feet to a 5/8 inch iron rod with broken and or illegible cap found;

Austin Independent School District
9.60 ACRES
PD06-051

Travis County, Texas

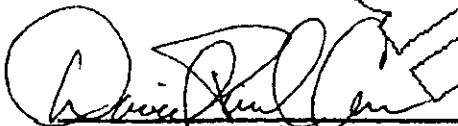
15. S 50° 36' 48" W, a distance of 12.76 feet to a 5/8 inch iron rod with broken and or illegible cap found;

16. S 27° 29' 48" W, a distance of 304.82 feet to a 1/2 inch iron rod found in the north line of said Las Cimas Section One, same being the southwest corner of said Lot 38, Block C, same being the southeast corner of the herein described tract;

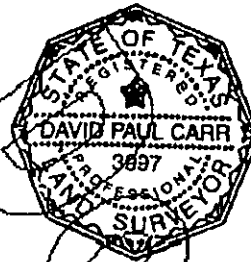
THENCE, with the south line of the herein described tract and with the north line of the said Las Cimas, Section One, N 62° 38' 11" W, passing at a distance of 114.98 feet an 5/8 inch iron rod found on the east right-of-way of Inspiration Drive, a 50 foot right-of-way, continuing at a distance of 49.53 feet to a 1/2 inch iron pipe found on the west right-of-way of said Inspiration Drive, and continuing in all a total distance of 279.61 feet to the POINT OF BEGINNING and containing 9.60 acres of land, more or less.

SAVE AND EXCEPT all of the streets as dedicated by Northridge Park Section Two, Phase B, a subdivision, recorded in Book 87, Page 16 A, Plat Records of Travis County Texas, being 2.03 acres of land, more or less and leaving a net area of 7.57 acres of land.

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing description is based on a on the ground survey performed by Carter & Burgess in September of 2006 under my direction and supervision and that it is true and correct to the best of my belief.

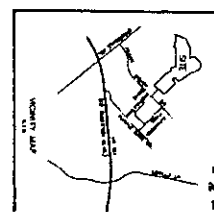
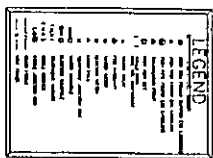


David Paul Carr RPLS
Texas Registered Professional Land Surveyor
No. 3997



Nov 3, 2006
Date

FIELD NOTES REVIEWED
By John Moore Date 3-22-2007
Engineering Support Section
Department of Public Works
and Transportation

[illegible][illegible][illegible]

1. The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, regarding the land owned by the United States in the State of Nevada:

2. The total area of land owned by the United States in the State of Nevada is 1,100,000 acres.

3. The land is divided into three categories:

4. (a) Public Domain Land: 1,000,000 acres.

5. (b) Withdrawn Land: 100,000 acres.

6. (c) Reserved Land: 100,000 acres.

7. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

8. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

9. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

10. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

11. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

12. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

13. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

14. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

15. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

16. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

17. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

18. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

19. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

20. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

21. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

22. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

23. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

24. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

25. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	1,000,000
Withdrawn Land	100,000
Reserved Land	100,000
Total	1,100,000

26. The following table shows the distribution of land ownership in the State of Nevada:

Category	Area (Acres)
Public Domain Land	

GENERAL WARRANTY DEED

04-29-91/32

THE STATE OF TEXAS)
)
 COUNTY OF TRAVIS)

KNOW ALL BY THESE PRESENTS:

That UNIVERSITY SAVINGS ASSOCIATION, a Texas Savings and Loan Association, acting herein by and through its duly authorized officer Kempe C. Hayes, First Vice-President, hereinafter referred to as Grantor, whether one or more, for and in consideration of the of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, and for which no lien, or encumbrance express or implied, is retained, and for the additional use of the herein-described property for parks and recreational, drainage and public utility easement purposes for public use by the citizens of the City of Austin; have this day GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, Texas, and whose mailing address is P.O. Box 1088, Austin, Texas 78767-1088, ATTN: Real Estate Division, the following described property, to-wit:

Lot 38, Block C, Northridge Park, Section 2, Phase B, Small Lot Subdivision, a subdivision of the City of Austin, Travis County, Texas, according to the map or plat thereof, recorded in Book 87, Pages 16A and 16B inclusive, of the plat records of Travis County, Texas.

This conveyance is expressly made subject to the following reservations, exceptions, dedications, and restrictions:

1. Existing easements.
2. By acceptance of this conveyance, the City of Austin hereby dedicates the hereinbefore described property for parks purposes for public use by the citizens of the City of Austin, subject to the reservations, exceptions and restrictions contained in Paragraphs 3 and 4 hereinbelow, which reservations, exceptions and restrictions shall be construed as prior to, and superior to, the dedication for park purposes described in this paragraph.
3. Grantors expressly reserve unto themselves, their heirs, executors and assigns, and except from parks purposes, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecommunications, over, under and across the above-described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections, are first approved by the Director of Transportation and Public Services Department or the Director of Water and Wastewater Department of the City of Austin, as appropriate, and further, with the approval by the Director of the Parks and Recreation Department of the City of Austin, as to: (1) whether such line, structure or connection contributes to an environmental or safety hazard in relation to the use of the herein described property for park and recreational purposes; and (2) if approved under (1), the location of said line, structure or connection.
4. The use of the above-described premises for parks purposes is expressly restricted and limited by the right of the City of Austin, which right is herein conveyed, to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, telecommunication, over, under, and across the above-described property, and connections with any of the foregoing to similar utilities on, under, or across contiguous and adjacent property, provided that the location of said lines and structures, and connections, are first approved by the Director of Transportation and Public Services Department or the Director of Water and Wastewater Department of the

RELEVANT TO BE MISD OAK GROVE ESTATE IN AN
CITY OF ALTON ILLINOIS PLATS 8-26-2 AND
1-25-3 DATED JANU 1975.

WOL 5361 507 10000000

REAR:RUC COLLEY
VOL. 2403 PG. 147

REF ID: A67762
VOL 353 PG 743



MOOREHEAD, S. RAYMOND & COMPANY, INC.
3500 ICE CREAM ROAD, SUITE 1-B
HOUSTON, TEXAS 77016
(713) 267-1014

TRACT 4
EXHIBIT #

FIELD NOTES FOR A 22.47 ACRE TRACT OF LAND
SITUATED IN THE H. T. DAVIS SURVEY NO. 30
IN TRAVIS COUNTY, TEXAS. SAID 22.47 ACRE
TRACT BEING A PORTION OF THAT CERTAIN TRACT
OF LAND CALLED 43.00 ACRES AS CONVEYED BY
ROBERT R. CEDER AND WIFE NORMA CEDER TO JOE
LUNDELL BY DEED AS RECORDED IN VOLUME 6361,
PAGE 723, OF THE DEED RECORDS OF TRAVIS
COUNTY, TEXAS, AND BEING MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCEMENT at an iron pipe found marking the northeast corner
of said 43.00 acre Lundell Tract, same being in the west
line of the Missouri, Kansas and Texas Railroad right-of-way
of record in Volume 197, Page 215, of the Deed Records of
Travis County, Texas;

THENCE with the east line of said 43.00 acre Lundell tract the
following two (2) courses:

1. S 71 degrees, 06'-10" W., 1478.64 feet, to a 60d nail found
in the root of a 12" Hackberry;
2. S 06 degrees, 12'-02" W., 86.74 feet, to an iron pin set at
the Point of Beginning of a 30-foot-wide sanitary sewer
easement conveyed to the North Central Austin Growth Corridor
Municipal Utility District No. 1 and the City of Austin,
Texas, of record in Volume 8457, Page 97, of the Deed Records
of Travis County, Texas, for the Place of Beginning of the
hereinafter described tract of land;

THENCE, continuing with the said east line of the 43.00 acre Lundell
Tract and the west line of the Missouri, Kansas and Texas Railroad
S 06 degrees, 12'-02" W., 53.12 feet, to a 60d nail found at a
fence corner post marking the most southerly northeast corner
hereof;

THENCE, S 29 degrees, 50'-24" W., 1033.22 feet, leaving the said
west line of the Missouri, Kansas and Texas Railroad right-of-way
and continuing with the said east line of said 43.00 acre Lundell
Tract, to an iron pipe found marking the most southeast corner
of said 43.00 acre Lundell Tract, marking this most southeast
corner hereof;

THENCE, with the south line of the 43.00 acre Lundell Tract the
following twelve (12) courses:

1. N 59 degrees, 44'-07" W., 217.74 feet, to an iron pin set;
2. N 17 degrees, 23'-02" E., 120.79 feet, to an iron pin set;
3. N 16 degrees, 34'-01" W., 200.00 feet, to an iron pin set;
4. N 14 degrees, 44'-05" W., 150.00 feet, to an iron pin set;
5. N 68 degrees, 55'-53" E., 225.00 feet, to an iron pin found;
6. N 12 degrees, 48'-51" W., 200.01 feet, to an iron pin set;
7. N 29 degrees, 10'-13" W., 12.80 feet, to an iron pin found;
8. S 57 degrees, 25'-46" W., 300.57 feet, to an iron pin found;
9. N 29 degrees, 13'-51" W., 373.95 feet, to an iron pin found;
10. S 75 degrees, 12'-26" W., 89.40 feet, to an iron pipe found;
11. S 89 degrees, 05'-09" W., 81.40 feet, to an iron pipe found;
12. N 51 degrees, 44'-02" W., 27.56 feet, to an iron pin found
marking the southwest corner of said 43.00 acre Lundell Tract,
marking the southwest corner hereof;

1. N 31 degrees, 49'-26" E., 215.99 feet, to an iron pipe found;
2. N 31 degrees, 52'-07" E., 574.84 feet, to an iron pipe found;
3. N 31 degrees, 39'-14" E., 101.93 feet, to an iron pin set at the Point of Termination of said 30-foot-wide sanitary sewer for the northwest corner hereof;

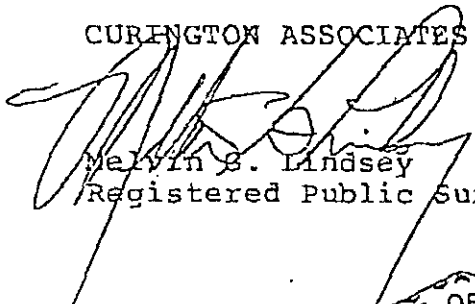
THENCE, leaving the said west line of the 43.00 acre Lundell Tract and following the centerline of said 30-foot-wide sanitary sewer easement, the following four (4) courses:

1. S 47 degrees, 16'-23" E., 138.30 feet, to an iron pin found;
2. S 39 degrees, 24'-41" E., 146.32 feet, to an iron pin found;
3. S 47 degrees, 15'-52" E., 440.92 feet, to an iron pin found;
4. S 39 degrees, 09'-29" E., 396.62 feet, to the Place of Beginning and containing 22.47 acres of land, more or less..

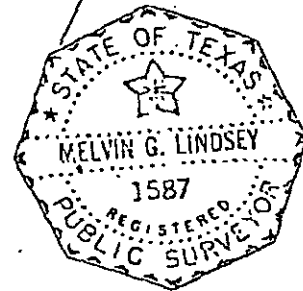
The foregoing field notes were prepared from a survey on the ground under my supervision according to law and are true and correct to the best of my information, knowledge and belief.

WITNESS MY HAND AND SEAL this the 18th day of October, 1984, A.D.

CURINGTON ASSOCIATES, INC.


Melvin G. Lindsey
Registered Public Surveyor No. 1587

FN:CA:owg
10-15-84
Page 2 of 2
EC-165-1



DAREN R. ESKEN, TH
Vol 4018 Pg 136A
76 70 AC

EVELYN B. YOUNQUIST
N/A
10914C.



3000 1500

BETTY JEAN PURVIS
VOL 3301 PG 656
36 00 AC

RUEFRT CEDER G
ANNETTE PANNEL
VOL 3333 PG 748
GG 16 AC

H. T. DAVIS, SURVEY NO. 30

JOE LUNDELL
#3004C
Vol 6361 Pg. 713

AUSTIN SAVINGS & LOAN
32.607 AC
Vol. Pg.

POLLY
PO 146
DEATRICE
VOL 540 AC

CITY OF AUSTIN
Vol. 560, p. 394

[illegible]

CHURCH & DWIGHT ASSOCIATES, INC.
100 WALL STREET
NEW YORK, N.Y. 10038
REGISTERED PROFESSIONAL ENGINEER
No. 1587

SURVEY PLAT OF
TWO TRACTS OUT OF
THAT CERTAIN 43.00 ACRE
JOE LUNDELL TRACT
SITUATED IN THE
H.T. DAVIS SURVEY NO. 30
IN TRAVIS COUNTY, TEXAS

4.565ND

1 - 1000 P.m. Jett
2 - 1000 P.m. Jett
3 - 1000 P.m. Jett
4 - 1000 P.m. Jett
5 - 1000 P.m. Jett



CURLINGTON
ASSOCIATES, INC.

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TRACT 4 EXHIBIT I

MARCH 5, 1976

1-28-5533

FIELD NOTES TO 3.00 ACRES OUT OF THE SOUTHWEST PORTION OF THAT CERTAIN 46 ACRE TRACT CONVEYED TO ROBERT CEDER BY PARTITION RECORDED IN VOLUME 3353, PAGE 748 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS: BEING OUT OF THE H. T. DAVIS SURVEY, TRAVIS COUNTY TEXAS: AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at a fence post at the Southwest corner of that certain 46 acre tract conveyed to Robert Ceder by partition Deed recorded in Volume 3353, Page 748 of the Travis County Deed records, for the State of Texas, for the southwest corner of the tract herein described:

THENCE with the fence along the West line of the said Robert Ceder 46 acre tract, and the West line of the tract herein described, with the courses and distances as follows:
N 10 deg 50' E - 444.73 ft. to an iron pipe found, N 28 deg 36' W - 12.8 ft. to an iron rod set for the Northwest corner of the tract herein described:

THENCE N 52 deg 00' E - 300.0 ft. to an iron rod set, on the West bank of Walnut Creek, for the most northerly corner of the tract herein described:

THENCE with the West bank of Walnut Creek the courses and distances as follows: S 28 deg 36' E - 12.8 ft. S 12 deg 15' E - 200.0 ft. S 69 deg 30' W - 225.0 ft. S 14 deg 10' E - 150.0 ft. S 19 deg 00' E - 200.0 ft. S 17 deg 57' W - 124.39 ft. to a point in the south line of the said Robert Ceder 46 acre tract, for the Southeast corner of the tract herein described:

THENCE with the South line of the said Robert Ceder 46 acre tract N 60 deg 03' W - 265.3 ft. to the PLACE OF BEGINNING and containing 3.00 acres of land more or less.

SURVEYED: March 4, 1976

By

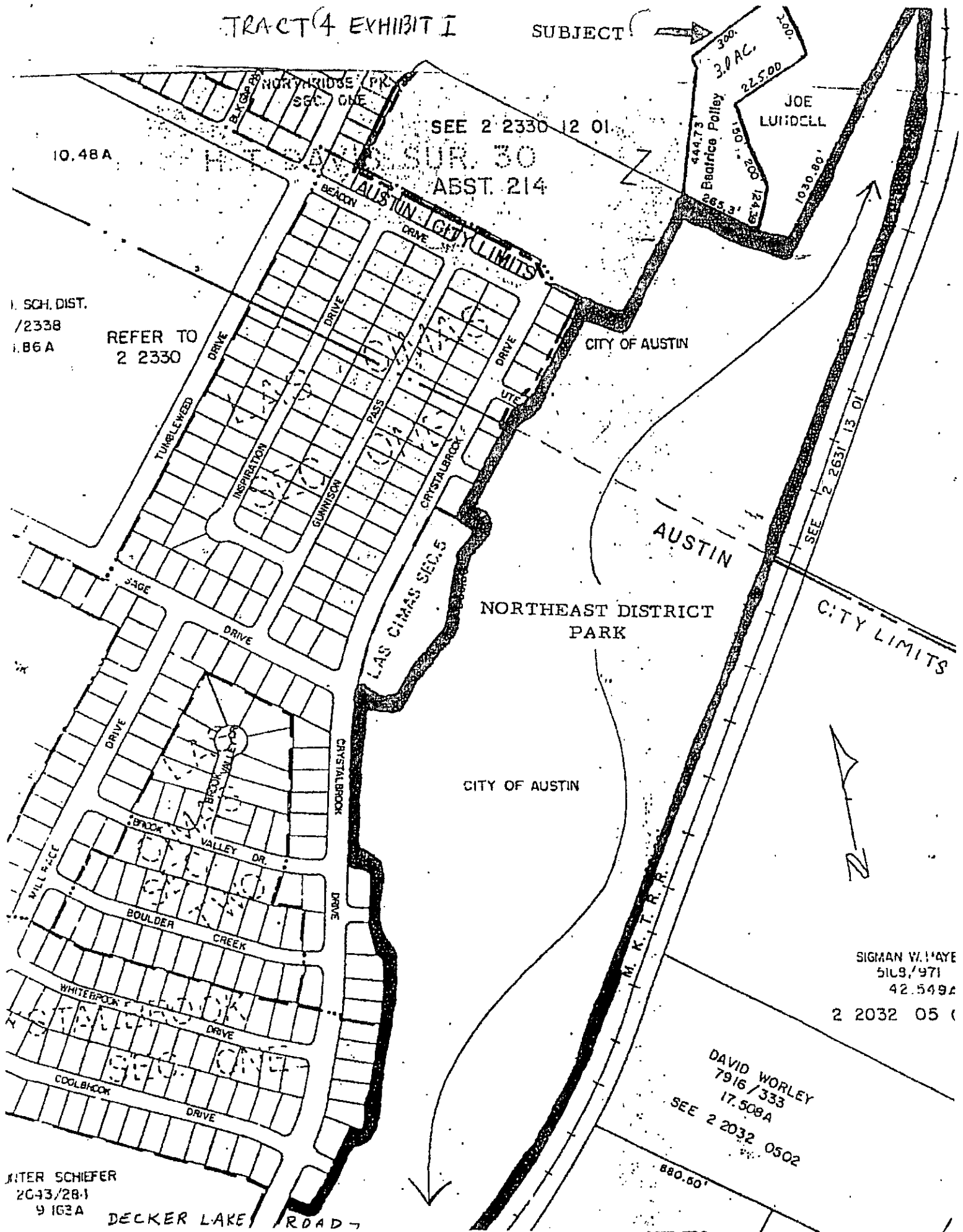
Lloyd Eichelberger
Reg. Public Surveyor
1796

RECORDING MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

5403

147

SUBJECT



FIELD NOTES
FOR
AUSTIN SAVINGS

80.638 ACRE TRACT

I-40-0242

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE J. C. TANNEHILL LEAGUE, THE H. T. DAVIS SURVEY AND THE LUCAS MUNOS SURVEY IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 9.559 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4370, PAGE 622 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.26 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4169, PAGE 692 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 1.539 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME , PAGE OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 35.40 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4024, PAGE 37 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS THE SECOND TRACT AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4178, PAGE 1106 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 82.59 ACRE TRACT OF LAND AS CONVEYED TO AUSTIN SAVINGS AND LOAN ASSOCIATION BY DEED RECORDED IN VOLUME 4169, PAGE 595 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING LOT 1, BLOCK 5, LOT 1, BLOCK 20 AND LOTS 1 THROUGH 5, BLOCK 19, LAS CIMAS SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 65, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, BEING LOT 26, BLOCK H, AND LOT 3, BLOCK G, CRYSTALBROOK SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 55, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found in the Northeast line of the said 82.59 Acre Austin Savings and Loan Association Tract, being at the most Southerly corner of that certain tract of land designated as the First Tract as conveyed to Austin Savings and Loan Association by Deed recorded in Volume 4178, Page 1106 of the Deed Records of Travis County, Texas, for a Northerly corner hereof;

THENCE along the Northeast line of the said 82.59 Acre Austin Savings and Loan Association Tract, S 59° 52' E for a distance of 481.19 feet to an iron pin found at the most Easterly corner of the said 82.59 acre Austin Savings and Loan Association Tract, being in the West line of the said 9.599 acre Austin Savings and Loan Association Tract for an inside corner hereof;

THENCE along the West line of the said 9.599 acre Austin Savings and Loan Association Tract, N 30° 18' E for a distance of 1050.10 feet to an iron pin set at the most Northerly corner of the said 9.599 acre Austin Savings and Loan Association Tract, being in the West r.o.w. line of the Missouri-Kansas and Texas Railroad for the most Northerly corner hereof;

FIELD NOTES
FOR
AUSTIN SAVINGS AND LOAN

80.638 ACRE TRACT - PAGE TWO

1-40-0243

THENCE along the curving West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the East line of the said 9.599 acre Austin Savings and Loan Association Tract for the following courses:

- S 09° 07' W for a distance of 124.01 feet;
- S 11° 41' W for a distance of 136.12 feet;
- S 13° 50' W for a distance of 90.67 feet;
- S 15° 51' W for a distance of 98.31 feet;
- S 17° 51' W for a distance of 98.26 feet;
- S 19° 58' W for a distance of 98.18 feet;
- S 21° 51' W for a distance of 98.66 feet;
- S 23° 01' W for a distance of 98.63 feet to an iron pin set;

THENCE continuing along the West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the East line of the said 9.599 Acre Austin Savings and Loan Association tract, S 24° 02' W for a distance of 1189.15 feet to an iron pin found at the most Southerly corner of the said 9.599 acre Austin Savings and Loan Association Tract being at the most Easterly corner of the said Austin Savings and Loan Association Second Tract;

THENCE continuing along the West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the Southeast line of the said Austin Savings and Loan Association Second Tract for the following courses:

- S 24° 0' W for a distance of 501.09 feet to an iron pin found;
- N 66° 01' W for a distance of 25 feet to an iron pin set;
- S 24° 02' W for a distance of 1292.15 feet to an iron pin found;
- S 25° 49' W for a distance of 96.55 feet;
- S 28° 03' W for a distance of 100.17 feet to an iron pin set at the most Southerly corner of the said Austin Savings and Loan Association Second Tract, being in the Northeast line of the said 4.26 acre Austin Savings and Loan Association Tract;

THENCE continuing along the West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the Northeast line of the said 4.26 acre Austin Savings and Loan Association Tract, S 60° 57' E for a distance of 25 feet to an iron pipe found at the most Easterly corner of the said 4.26 acre Austin Savings and Loan Association Tract;

FIELD NOTES
FOR
AUSTIN SAVINGS AND LOAN

80.638 ACRE TRACT - PAGE THREE

1-40-0244

THENCE continuing along the West r.o.w. line of the said Missouri-Kansas and Texas Railroad, being the Southeast line of the said 4.26 acre Austin Savings and Loan Association Tract for the following courses:

- S 28° 53' W for a distance of 98.96 feet;
- S 31° 02' W for a distance of 98.52 feet;
- S 32° 50' W for a distance of 98.49 feet;
- S 34° 30' W for a distance of 98.48 feet;
- S 36° 20' W for a distance of 98.40 feet;
- S 38° 09' W for a distance of 98.54 feet;
- S 39° 56' W for a distance of 137.82 feet to an iron pin set;
- S 41° 01' W for a distance of 325.15 feet to an iron pin set at the intersection of the West r.o.w. line of the said Missouri-Kansas and Texas Railroad with the North r.o.w. line of Decker Lake Road for the most Southerly corner hereof;

THENCE along the North r.o.w. line of Decker Lake Road, N 60° 43' W for a distance of 501.77 feet to an iron pin set at the intersection of the East r.o.w. line of Crystalbrook Drive with the North r.o.w. line of Decker Lake Road for a Southwesterly corner hereof;

THENCE along the East r.o.w. line of Crystalbrook Drive, along a curve to the Right whose Radius is 15 feet and whose Chord bears N 16° 10' W for a distance of 21.04 feet to an iron pin set at a point of tangency;

THENCE continuing along the East r.o.w. line of Crystalbrook Drive, N 28° 22' E for a distance of 374.98 feet to an iron pin found at the intersection of the South r.o.w. line of Coolbrook Drive with the East r.o.w. line of Crystalbrook Drive being at a point of curve;

THENCE along a curve to the Right whose Radius is 15 feet and whose Chord bears N 73° 50' E for a distance of 21.39 feet to an iron pin found at a point of tangency;

THENCE along the South r.o.w. line of Coolbrook Drive, S 60° 41' E for a distance of 69.75 feet to an iron pin found;

THENCE N 28° 22' E for a distance of 50 feet to an iron pin found in the North r.o.w. line of Coolbrook Drive;

THENCE along the North r.o.w. line of Coolbrook Drive, N 60° 41' W for a distance of 70.25 feet to an iron pin found at a point of curve;

THENCE along a curve to the Right whose Radius is 15 feet and whose Chord bears N 16° 10' W for a distance of 21.04 feet to an iron pin found at the intersection of the North r.o.w. line of Coolbrook Drive with the East r.o.w. line of Crystalbrook Drive;

FIELD NOTES
FOR
AUSTIN SAVINGS AND LOAN

80.638 ACRE TRACT - PAGE FOUR

1-40-0245

THENCE along the East r.o.w. line of Crystalbrook Drive, N 28° 22' E for a distance of 12.33 feet to an iron pin found at a point of curve;

THENCE along a curve to the left whose Radius is 477.32 feet and whose Chord bears N 22° 44' E for a distance of 93.57 feet to an iron pin found at the most Westerly corner of Lot 4, Block G, Crystalbrook Section One;

THENCE along the Southwest line of the said Lot 4, Block G, S 65° 19' E for a distance of 131.00 feet to an iron pin found at the most Southerly corner of the said Lot 4, Block G;

THENCE along the Southeasterly line of Lots 4 through 8, Block G, Crystalbrook Section One and Lots 9 through 12, Block 4, Las Cimas Section One, for the following courses;

N 11° 50' E for a distance of 485.77 feet to an iron pin found;

N 05° 18' E for a distance of 100.00 feet to an iron pin found;

N 63° 43' W for a distance of 27.49 feet to an iron pin found;

N 10° 55' W for a distance of 115.00 feet to an iron pin found in the South r.o.w. line of Silverbrook Loop;

THENCE N 10° 05' E for a distance of 50.25 feet to an iron pin found in the North r.o.w. line of Silverbrook Loop;

THENCE along the North r.o.w. line of Silverbrook Loop, N 85° 40' W for a distance of 60.0 feet to an iron pin set at a point of curve;

THENCE along a curve to the right whose Radius is 15.0 feet and whose chord bears N 40° 40' W for a distance of 21.21 feet to an iron pin set at the intersection of the North r.o.w. line of Silverbrook Loop with the East r.o.w. line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, N 04° 20' E for a distance of 518.31 feet to an iron pin found at a point of curve;

THENCE along a curve to the right whose Radius is 1278.38 feet and whose Chord bears N 09° 24' E for a distance of 225.85 feet to an iron pin set for a Westerly corner hereof;

THENCE in a Northeasterly direction, for the following courses;

S 59° 38' E for a distance of 134.18 feet to an iron pin set;

N 31° 32' E for a distance of 133.75 feet to an iron pin set;

N 42° 31' E for a distance of 184.50 feet to an iron pin set;

N 11° 54' E for a distance of 258.68 feet to an iron pin set;

FIELD NOTES
FOR
AUSTIN SAVINGS AND LOAN

80.638 ACRE TRACT - PAGE FIVE

1-40-0246

N 43° 38' E for a distance of 103.74 feet to an iron pin set;

N 59° 56' W for a distance of 88.25 feet to an iron pin found
at the most Southerly corner of Lot 1, Block 21 of the said
Las Cimas Section One;

THENCE along the Easterly line of the said Lot 1, Block 21 and Lot
2, Block 20 of Las Cimas Section One, N 30° 04' E for a distance of
300 feet to an iron pin found at the most Southerly corner of Lot 1
Block 20, being at the most Westerly corner of Lot 2, Block 20, Las
Cimas Section One;

THENCE along the Southwest line of the said Lot 1, Block 20, Las
Cimas Section One, N 59° 56' W for a distance of 80 feet to an
iron pin found in the East r.o.w. line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, N 30° 04' E
for a distance of 110 feet to an iron pin found at the intersection
of the South r.o.w. line of Ute Drive with the East r.o.w. line of
Crystalbrook Drive;

THENCE along the South r.o.w. line of Ute Drive along a curve to
the right whose Radius is 15 feet and whose chord bears N 75° 04'
E for a distance of 2121 feet to an iron pin found at a point of
tangency;

THENCE continuing along the South r.o.w. line of Ute Drive, S 59°
56' E for a distance of 65 feet to an iron pin found at the most
Westerly corner of the said Lot 1, Block 20;

THENCE N 65° 04' E for a distance of 61.04 feet to an iron pin
found in the North r.o.w. line of Ute Drive;

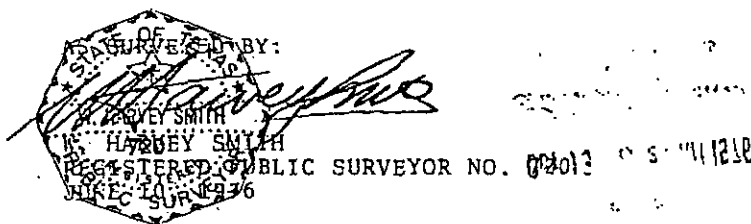
THENCE along the North r.o.w. line of the said Ute Drive, N 59°
56' W for a distance of 100 feet to an iron pin found at a point
of curve;

THENCE along a curve to the right whose Radius is 15 feet and whose
Chord bears N 14° 56' W for a distance of 21.21 feet to an iron pin
found at the point of intersection of the North r.o.w. line of Ute
Drive with the East r.o.w. line of Crystalbrook Drive;

THENCE along the East r.o.w. line of Crystalbrook Drive, N 30° 04' E
for a distance of 365 feet to an iron pin found at the most Northerly
corner of Lot 5, Block 19, Las Cimas Section One;

THENCE S 59° 56' E for a distance of 262.61 feet to an iron pin set;

THENCE N 30° 04' E for a distance of 536.43 feet to the PLACE OF
BEGINNING and containing 80.638 acres of land, more or less.



5601 300

TRACT 4 EXHIBIT J



21831

Revision Date
9/10/2009

NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 1000'

ZONING

ZONING CASE#: C14-2011-0068

LOCATION: 2611 PARK BEND DR, 9221 E US 290 HWY,
7800 JOHNNY MORRIS RD

SUBJECT AREA: 568.86 ACRES

GRID: N26-27, P26-27

MANAGER: STEPHEN RYE

Exhibit F



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.